



GROVE CITY, OHIO - CITY COUNCIL Agenda

February 20, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

- | | |
|----------------------------|---|
| <u>Ordinance C-04-24</u> | Approve the Rezoning of 4371 Broadway from SD-4 (miscellaneous) to PUD-I (planned unit development - industrial) with zoning text. Second reading and public hearing. |
| <u>Ordinance C-07-24</u> | Approve the Rezoning of 3262 Ventura and 4330 Dudley Ave., from PSO (professional services) and SD-3 (recreational) to CF (community facility). First reading. |
| <u>Resolution CR-05-24</u> | Approve the Development Plan for the Gantz Park RecSchool Program Center located at 2255 Home Road. |
| <u>Resolution CR-06-24</u> | Approve the Development Plan for the Grove City Maintenance Building located at 3262 Ventura Blvd. |

SERVICE:

- | | |
|--------------------------|---|
| <u>Ordinance C-08-24</u> | Direct the City Administrator to cause the closing of Broadway for Arts-In-The-Alley and the Wine & Arts Festival. First reading. |
|--------------------------|---|

SAFETY:

- | | |
|----------------------------|---|
| <u>Ordinance C-05-24</u> | Amend various Sections of Chapter 521 and 903 of the Codified Ordinances to Prohibit Vaping in Public Buildings and Parks. Second reading and public hearing. |
| <u>Resolution CR-07-24</u> | Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for The Taco's and Tequila Festival on July 13, 2024 in the Town Center. |
| <u>Resolution CR-08-24</u> | Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Bourbon & Spirits Festival on August 10, 2024 in the Town Center. |

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-06-24</u> | Amend various Sections of Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees. Second reading and public hearing. |
| <u>Ordinance C-09-24</u> | Authorize the City Administrator to convey Excess Personal Property to the South-Western City School District for use in Educational Training |

Programs. First reading.

Ordinance C-10-24

Levying Special Assessments for the construction of various Sidewalks in the City of Grove City. First reading.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 02/05/24 Council; 02/06/24 Planning Commission

Date: 01/08/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-04-24
1st Reading: 01/16/24
Public Notice: 01/17/24
2nd Reading: 02/20/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-04-24

AN ORDINANCE FOR THE REZONING OF 4371 BROADWAY FROM SD-4 TO PUD-I WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on January 02, 2024; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SD-4 to PUD-I:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 70.41 acres, more or less, conveyed to Henrietta Karl Farm by deed, as recorded in Official Records, Deed Book 923, page 464, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

C-01-24

EXHIBIT "A"

LEGAL DESCRIPTION

Received By:
Grove City Development
10/04/23

Situated in the County of Franklin in the State of Ohio, and in the City of Grove City, and bounded and described as follows:

Being located in Survey No. 1383 of Virginia Military Lands and being part of the Henrietta Karl Farm of 70.41 acres, more or less, more particularly described in deed of record in Deed Book 923, Page 464 in the Recorder's Office of Franklin County, Ohio. The premises hereby conveyed being bounded and described as follows:

Beginning at a point in the Westerly line of said Karl Farm which point is the Northwest corner of lands heretofore conveyed by the Central National Bank of Cleveland, Trustee, to American Gas Service Company by deed dated October 1st, 1940, filed for record October 4th, 1940, and recorded in Deed Record 1137, Page 518 in the Recorder's Office of Franklin County, Ohio; thence in an Easterly direction and with the North line of the land so conveyed to American Gas Service Company, 660.5 feet, more or less, to a point in the center of the C.C.C. Highway, which point is also the Northeast corner of the lands so conveyed to said American Gas Service Company; thence in a Northeasterly direction and with the center line of said C.C.C. Highway, a distance of 225 feet to a point in the center of said Highway; thence in a Westerly direction and parallel to the North line of the land so conveyed to said American Gas Service Company, a distance of 660.5 feet, more or less, to a point in the Westerly line of said Karl Farm and the Easterly line of the B. & O. Railroad; thence in a Southwesterly direction with the Westerly line of said Karl Farm and the Easterly line of said B. & O. Railroad, a distance of 225 feet, more or less, to the Northwesterly corner of the land so conveyed to American Gas Service Company and being the point of beginning of the description of the lands hereby conveyed.

LESS AND EXCEPTING therefrom the following 0.190 acre tract as conveyed by Suburban Propane L.P., a Delaware Limited Partnership to the City of Grove City, Ohio by document recorded on July 7, 1998 of record in Instrument 199807070168645.

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being 0.190 acre tract of land as conveyed to Suburban Propane Verkamp of Columbus by deed of record in Official Record 32527J05, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a P.K. Nail set at the centerline intersection of Paul Street and Broadway (U.S. Route 62 and State Route 3);

Thence South 33° 44' 11" West, being along the centerline of said Broadway, a distance of 506.39 feet to a point;

Thence North 87° 46' 27" West, leaving said centerline, a distance of 4.09 feet to a P.K. Nail set at the southeasterly corner of said Suburban Propane tract, being the True Point of Beginning for the tract herein intended to be described;

Thence North 87° 46' 27" West, leaving being along the southerly line of said Suburban Propane tract, a distance of 42.83 feet to an iron pin set;

Thence North 33° 44' 11" East, being across said Suburban Propane tract and being 40.00 feet westerly from and parallel with the centerline of said Broadway, a distance of 222.94 feet to an iron pin set in the northerly line of said Suburban Propane tract;

Thence South 89° 01' 25" East, being along the northerly line of said Suburban Propane tract, a distance of 44.54 feet to a P.K. Nail set at the southeasterly corner of said Suburban Propane tract;

Thence South 33° 58' 35" West, being along the easterly line of said Suburban Propane tract, a distance of 224.66 feet to the True Point of Beginning, containing 0.190 acre of land, of which 0.139 acre lies within the present right of way of Broadway, leaving a net acreage of 0.051 acre of land, more or less.

Subject, however, to all legal rights of way and/or easements, if any, of previous record.

The bearings are based on The Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Monuments FRANK 24 and FRANK 124, having a bearing of North 85° 57' 59" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Evans, Mechwart, Hambleton & Tilton, Inc.

Parcel Number 040-001205-00

ALL OF:
(040)
001205

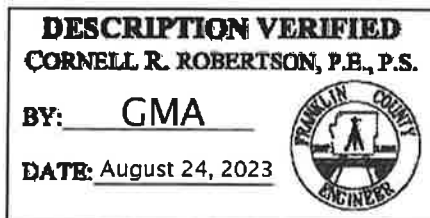


EXHIBIT 'A'

040-016084
AUTUMN GROVE
SECTION 3
RESERVE E

040-000011
USED IN OPERATION
ENTRY 1388
11.390 ACRES

040-001205
4371 BROADWAY
ENTRY 1383
2.733 ACRES

615.96

242.36

370.65

BROADWAY
222.94

040-001097
4376 S BROADWAY
ENTRY 1383
296 ACRES

040-001098
S 1/2 SEC 3 T14S R10E S
ENTRY 1383
296 ACRES

040-001211
4353 BROADWAY
ENTRY 1383
4.484 ACRES

040-001207
4357 BROADWAY
ENTRY 1383
2.357 ACRES

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

4371 BROADWAY - SURVEY



C-0424

**4371 Broadway
±2.73 Acres, 040-001205
PLANNED UNIT DEVELOPMENT---Industrial (PUD-I)**

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

The project consists of one parcel being ±2.73 acres located at 4371 Broadway, PID 040-001205, and more specifically described in Exhibit "A". The lot shall be zoned PUD-I (Planned Unit Development – Industrial) and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the context of the surrounding area and establishes the necessary requirements to create standards and permitted uses appropriate for the site.

III. Severability

All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person or circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the ±2.73 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council as part of a Development Plan.

V. General Requirements

A. Permitted Uses

1. Special trade contractors primarily engaged in the installation of tile, carpeting, linoleum, and other flooring materials.
2. Contractors engaged in repair, service, or construction related trades.
3. Retail and showroom space associated with specialty trade contractors.
4. Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses.
5. Establishments primarily engaged in the retail sale of a general line of apparel, dry goods, hardware, housewares or home furnishings, groceries, and other lines in limited amounts.

6. Establishments primarily engaged in providing computing infrastructure, data processing services, Web hosting services (except software publishing), and related services, including streaming support services (except streaming distribution services).
7. Establishments primarily engaged in planning, designing, and managing the production of visual communication.
8. Establishments primarily engaged in providing professional design services (except architectural, landscape architecture, engineering, interior, industrial, graphic, and computer systems design).
9. Other uses as approved by City Council.

B. Building Setbacks

1. Any building(s) constructed on the site after the passing of this ordinance shall comply with the requirements of this section.
 - a. The Front Setback (From Broadway) shall be a minimum of 30 feet.
 - b. The Side Setback shall be a Minimum of 6 feet.
 - c. The Rear Setbacks shall be a minimum of 6 feet.

C. General Development Standards

1. Any future development on site shall be required to submit a Development Plan for approval by City Council
2. Outdoor storage of materials shall only be permitted upon approval of a Special Use Permit for such use and shall only be permitted within a fenced area located in the rear portion of the site.
3. The maximum permitted building height shall be 35 feet.
4. Maximum permitted lot coverage shall be 35% for all buildings.

D. Parking and Drive Areas

1. Parking areas and drive aisles shall comply with all standards outlined in code, including setbacks, screening, and perimeter planting requirements.
2. The number of parking spaces required on the site may deviate from Code, provided that evidence be provided that adequate parking for the proposed uses is provided on site or through shared parking agreements with adjacent property owners.
3. Except as indicated below, the gravel area existing at the time of the rezoning shall be permitted to remain until any future buildings or building additions are proposed, at which time the gravel area will need to be paved and comply with all applicable grading and stormwater regulations.

E. Landscaping

1. Unless otherwise specified below, landscaping shall be required per Chapter 1136 or current standards for new commercial developments.

2. Six-foot tall arborvitae shrubs, spaced a maximum of 5-feet on center, shall be installed along the entirety of the fence separating the storage area from Broadway, except in the location of access gates.

F. Fencing

1. Fencing to screen the storage area from Broadway shall be an opaque stained wood fence.
2. Fencing along the northern property line shall be opaque stained wood fence in the location depicted in Exhibit "B".
3. Gates providing access to the rear storage area shall be a decorative metal, with no chain link permitted where visible from any public right-of-way.

G. Signage

1. Signage shall comply with all requirements outlined in city code.

EXHIBIT 'A'

040-016094
AUTUMN GROVE
SECTION 3
RESERVE E

040-000011
USED IN OPERATION
ENTRY 1388
11.390 ACRES

225

242.36

370.65

615.96

**040-001205
4371 BROADWAY
ENTRY 1383
2.733 ACRES**

BROADWAY
222.94

040-001211
4353 BROADWAY
ENTRY 1383
4.484 ACRES

040-001207
4357 BROADWAY
ENTRY 1383
2.357 ACRES

040-001097
4376 S BROADWAY
ENTRY 1383
296 ACRES

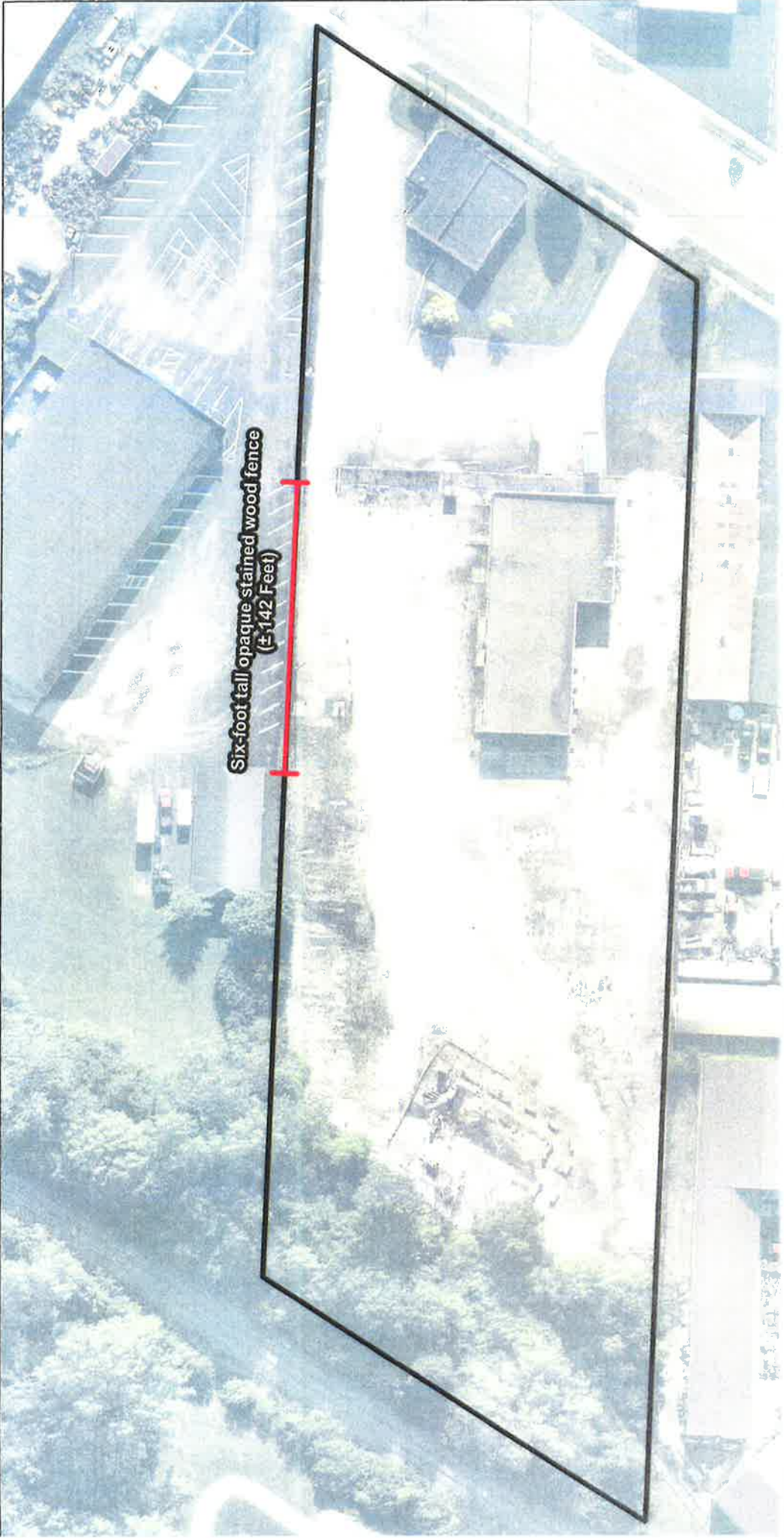
040-001098
4376 S BROADWAY
ENTRY 1383
296 ACRES

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4371 BROADWAY - SURVEY





Disclaimer

4371 Broadway - Rezoning

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C-07-24
Exhibit A

41.5 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Survey Number 1383, Virginia Military District, being comprised of all of those tracts of land conveyed to City of Grove City by deeds of record in Deed Book 1292, Page 226, Deed Book 710, page 568, Instrument Number 200404230091697 and Instrument Number 202108130147301 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at the southeasterly corner of Lot 12 of the subdivision entitled "Sherry Lynne Homes Subdivision", of record in Plat Book 24, Page 33;

Thence the following courses and distances:

North 02° 18' 07" East, a distance of 781.73 feet to a point;

South 87° 28' 19" East, a distance of 1067.75 feet to a point;

With the arc of a curve to the left, having a central angle of 52° 52' 37", a radius of 143.09 feet, an arc length of 132.06 feet, a chord bearing of South 22° 36' 37" East and chord distance of 127.42 feet to a point;

South 02° 21' 48" West, a distance of 885.22 feet to a point;

South 87° 44' 40" East, a distance of 58.15 feet to a point;

South 02° 31' 49" West, a distance of 194.85 feet to a point;

North 87° 43' 51" West, a distance of 1283.41 feet to a point;

North 02° 37' 21" East, a distance of 194.68 feet to a point;

North 87° 46' 41" West, a distance of 560.44 feet to a point;

South 02° 03' 33" West, a distance of 194.42 feet to a point;

North 87° 46' 41" West, a distance of 110.58 feet to a point;

North 02° 03' 33" East, a distance of 194.42 feet to a point;

North 87° 46' 41" West, a distance of 670.39 feet to a point;

South 02° 08' 15" West, a distance of 195.83 feet to a point;

North 87° 57' 31" West, a distance of 337.81 feet to a point;

North 32° 55' 35" East, a distance of 228.86 feet to a point;

North 86° 55' 09" West, a distance of 33.89 feet to a point;

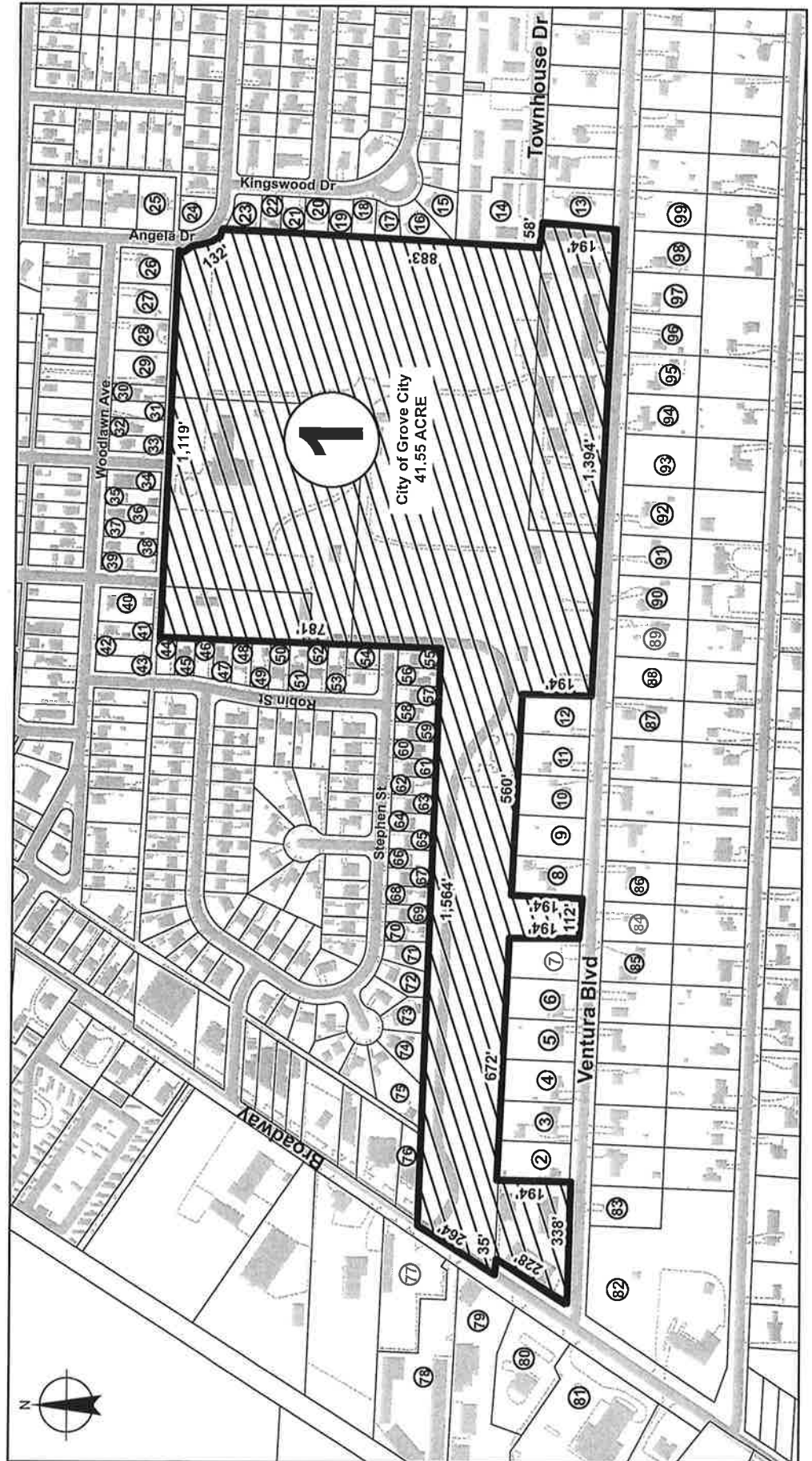
North 33° 58' 06" East, a distance of 263.72 feet to a point;

South 86° 31' 20" East, a distance of 233.02 feet to a point; and

South 87° 58' 07" East, a distance of 1329.03 feet to the POINT OF BEGINNING, containing 41.5 acres of land, more or less.

Grove City Maintenance Building Rezoning

C-08-24



Parcel Being Rezoned

040-003294
040-000683
040-001209
040-003360

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ORDINANCE C-07-24

AN ORDINANCE FOR THE REZONING OF 41.55± ACRES LOCATED
AT 3262 VENTURA BLVD. & 4330 DUDLEY AVE. FROM PSO AND SD-3 TO CF

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on February 06, 2024; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PSO & SD-3 to CF:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being 41.5 ± acres, comprised of all of those tracts of land conveyed to the City of Grove City by deed, as recorded in Official Records, Deed Book 1292, page 226, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/13/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-05-24
1st Reading: 02/20/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-05-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GANTZ PARK RECSCHOOL PROGRAM CENTER LOCATED AT 2255 HOME ROAD

WHEREAS, on February 06, 2024, the Planning Commission recommended approval of the Development Plan for the Gantz Park RecSchool Program Center, with the following stipulation:

1. The roof of the building shall be metal roofing in place of asphalt shingles.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for the Gantz Park RecSchool Program Center located at 2255 Home Road, contingent upon the stipulation set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 3: 202402010011 – Gantz Park RecSchool – Final Development Plan

Site Location

2255 Home Road (PID: 040-001250)

Proposal

A development plan for a 3,417-square-foot building in Gantz Park.

Zoning

SD-3 (Recreational Facilities).

Future Land Use

Preservation.

Property Owner

The City of Grove City, Ohio.

Applicant/Representative

Charles W. Boso Jr, City Administrator.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135. 12.
- GroveCity2050 Community Plan Future Land Use and Character Map.

Staff Recommendation

Approval as submitted.

Contents

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4. GC2050 Analysis.....	4
5. Recommendation	4
6. Detailed History.....	4

Case Manager

Dash Logan AICP, Senior Planner
dlogan@grovecityohio.gov
614 277-3024

Summary

The applicant is requesting approval of a development plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program.

Zoning Map

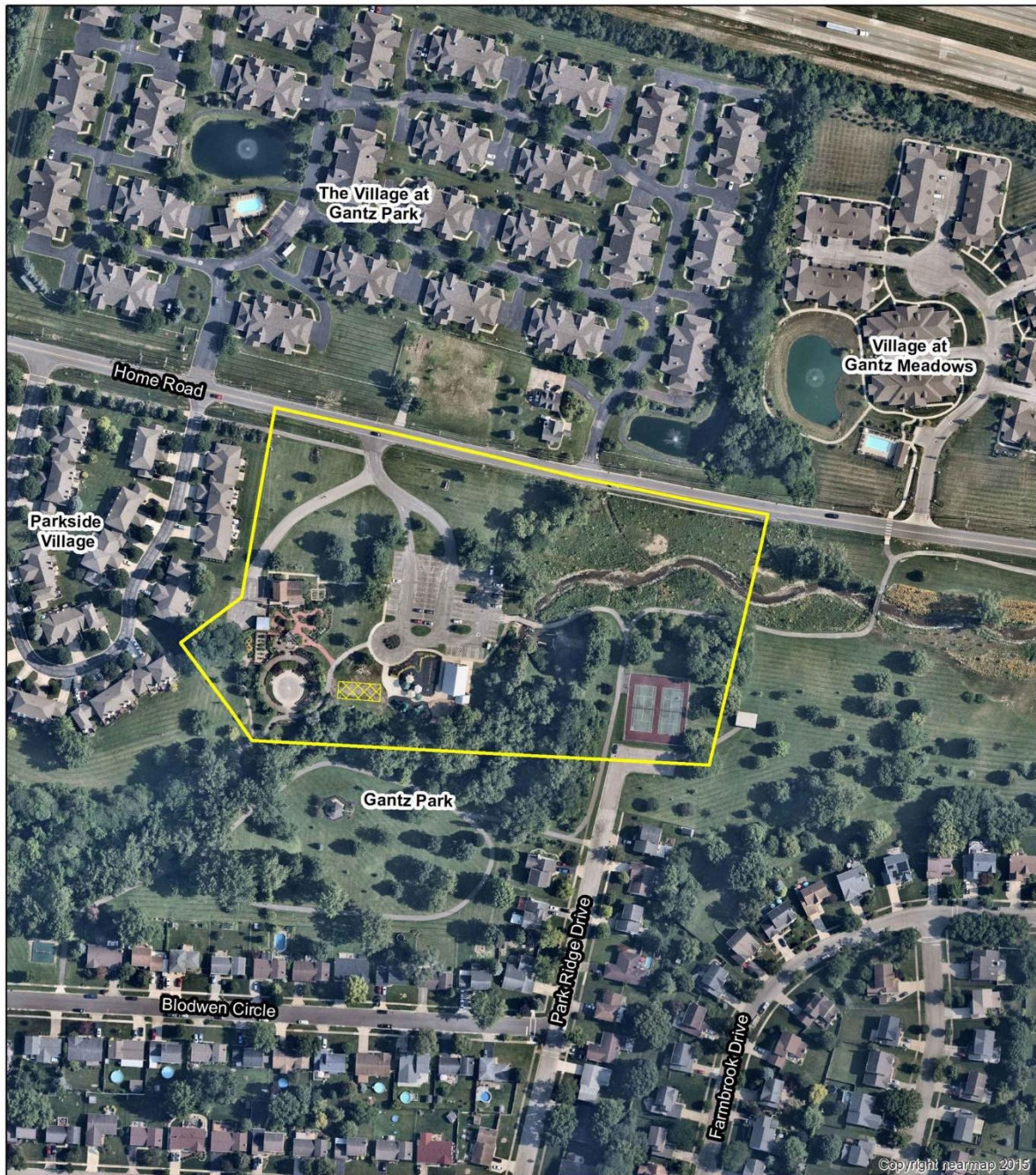


Next Steps

Upon recommendation from Planning Commission, the Final Development Plan will move forward to City Council.

1. Context Map

This property is located at 2255 Home Road in Gantz Park (PID: 040-001250).



202402010011
Gantz Park RecSchool Program Center
Final Development Plan
PID:040-001250

0 125 250 500 Feet

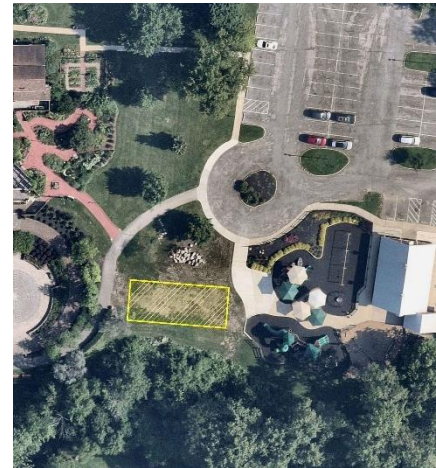


2. Analysis

The applicant is requesting approval of a Development Plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program. The previous barn used for the program was demolished in 2023, and the proposed building will serve as a replacement for the Grove City Parks and Recreation RecSchool program.

Building

The proposed building will be in the same area as the former barn, which has since been demolished. The 3,417-square-foot building will be 26' 6" tall from grade to the highest point. The building will be finished primarily with cementitious lap siding, and vertical board and batten siding. A cultured stone water table is proposed along the north, east, and west elevations. In addition to the varying finish materials, the building includes several architectural elements to provide aesthetic interest, including dormers on the north elevation, gables with hewn cedar beams on all elevations, and cupolas. The south elevation, which faces Gantz Park will include a covered patio.



Approximate location of new building



Landscaping

While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping.

3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed facility will not detract from the city's small-town character and will allow the city to continue to provide the community with recreational and educational amenities.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: The proposed building utilizes high-quality materials and incorporates various architectural elements resulting in an attractive building that will complement other structures in Gantz Park.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding Not Applicable: No changes are proposed to the area transportation network as a part of this application.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

Finding Not Applicable: Although the proposed building is in Gantz Park, the footprint is in the same general location as the previously demolished building. As such, no changes are proposed to parkland as part of this application.

- (5) **Development provides the city with a net fiscal benefit.**

Finding Not Applicable: The scope of the proposed development is limited in applicability to this principle, as the request is to replace the previously removed RecSchool building with a new structure to allow the city to continue to provide a service to residents.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan as submitted.

6. Detailed History

2023

The previous barn on site which was used for the RecSchool program was demolished in 2023.



Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Gantz Park RecSchool Program Center

PROJECT LOCATION: 2255 Home Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001250

ACREAGE AFFECTED BY THIS APPLICATION: ±9.7

EXISTING ZONING: SD-3 (Recreational Facilities)

EXISTING LAND USE: SD-3 (Recreational Facilities)

PROPOSED ZONING: SD-3 (Recreational Facilities)

PROPOSED LAND USE: SD-3 (Recreational Facilities)

FUTURE LAND USE DESIGNATION: Preservation

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

The City of Grove City Ohio 4035 Broadway Grove City, Ohio 43123

Name Address City, State, Zip

(614) 277-3000

Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Charles W. Boso Jr City Administrator The City of Grove City Ohio

Name Title Company / Organization

4035 Broadway Grove City, Ohio 43123

Address City, State, Zip

(614) 277-3000

Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City, State, Zip

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY		
DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Gantz Park RecSchool Program Center

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒

ACREAGE DISTURBED: ±9.7 TOTAL FLOOR AREA: 3,417 square feet

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 26' 6"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Charles W. Boso Jr, City Administrator, City of Grove City Ohio, the current property owner hereby authorize the applicant The City of Grove City Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

x Signature of Current Property Owner: *Charles W. Boso Jr.* Date: 02/01/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 1 day of February

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I, Charles W. Boso Jr, City Administrator, City of Grove City Ohio, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

x Signature of Applicant or Authorized Representative: *Charles W. Boso Jr.* Date: 02/01/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
 - ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
 - ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

PROPOSED BUILDING FOR:

Gantz Park RecSchool Program Center

2255 Home Road
Grove City, Ohio 43123

ARCHITECT: Community Design Alliance
236 High Street
Hamilton, Ohio 45011

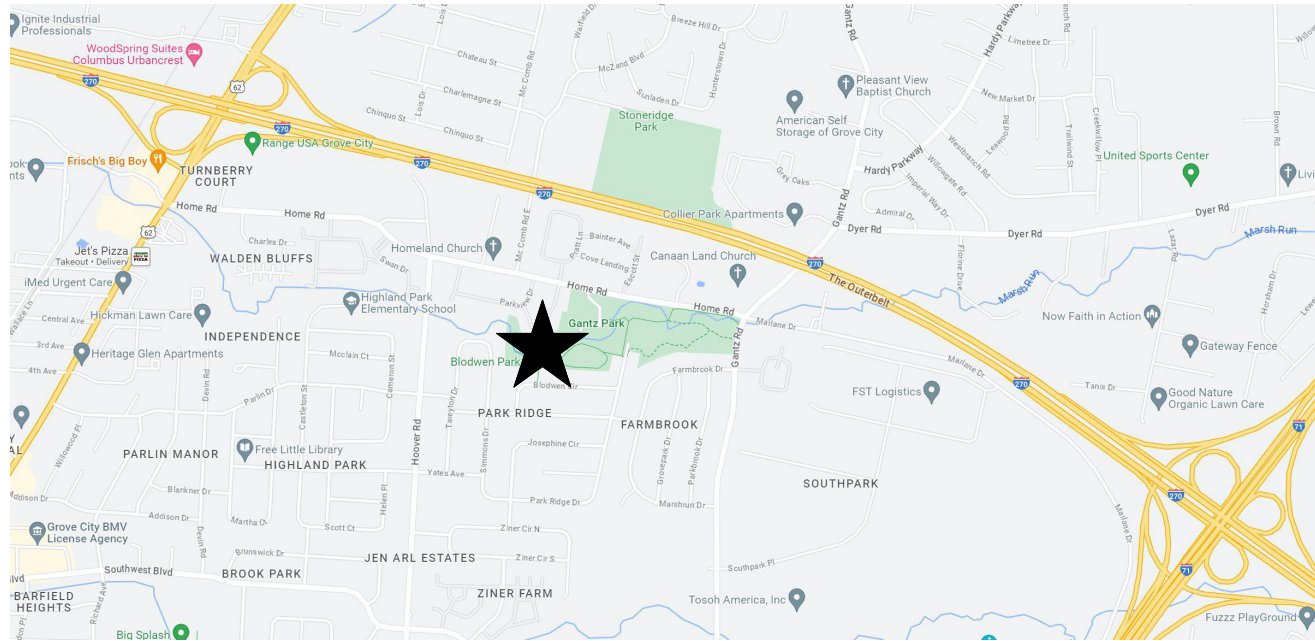
CIVIL ENGINEER: RVP Engineering, LLC
6230 Centre Park Drive
West Chester Township, Ohio 45069

MEP ENGINEER: RDFA
4588 Kenny Road
Suite 201D
Columbus, Ohio 43220

PROJECT GENERAL NOTES

- 1) - ENTIRE SCOPE OF DEMOLITION WORK IS NOT NECESSARILY INDICTED COMPLETELY IN THESE DRAWINGS. GENERAL CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE ACTUAL SCOPE OF DEMOLITION REQUIRED TO CONSTRUCT THE NEW PROJECT AND TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE IN BID.
- 2) - FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND/OR COMMENCEMENT OF WORK.
- 3) - PATCH AND REPAIR ALL SURFACES TO REMAIN AND PREPARE SURFACES AS REQUIRED FOR APPLICATION OF NEW SCHEDULED FINISHES.
- 4) - DIMENSIONS ON THE PLANS ARE TO FACE OF STUD IN NEW WALLS AND FACE OF EXISTING FINISHED SURFACE ON EXISTING WALLS.
- 5) - ALL NEW FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. PREPARE SUBFLOOR AS REQUIRED BY FINISH MANUFACTURER.
- 6) - PLAN PRODUCED AS SCHEMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SERVICE EQUIPMENT PER INDUSTRY STANDARDS, APPLICABLE BUILDING CODES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DOCUMENTATION REQUIRED TO OBTAIN ANY PERMIT REQUIRED TO ANY AUTHORITY HAVING JURISDICTION OF THIS PROJECT.
- 7) - ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE OR NATIONAL CODES, RULES ORDINANCES AND REGULATIONS INCLUDING THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 8) - CONTRACTOR IS TO LOCATE EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION AND TAKE CARE AS TO NOT DAMAGE THESE UTILITIES DURING CONSTRUCTION.
- 9) - IT IS THE INTENT OF THE DOCUMENTS TO INDICATE COMPLETE AND OPERATIONAL SYSTEMS (I.E. FINISHES, VAC, PLUMBING, ELECTRICAL, ETC.) THE CONTRACTOR SHALL PROVIDE EXPANSION TO THE EXISTING SYSTEMS AS OPERATIONAL SYSTEMS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- 10) - ALL WORK SHALL BE PERFORMED AND FINISHED IN A CRAFTSMAN-LIKE MANNER. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AREAS: PROVIDE PAINTABLE SEALANT BETWEEN DISSIMILAR MATERIALS, IN JOINTS, CRACKS OR VOIDS, ETC. PRIOR TO THE FINAL COAT OF PAINT. PROVIDE SEALANT BETWEEN COUNTERTOPS/BACKSPLASH AND WALLS AND AT THE JUNCTURE OF ALL OTHER ACCESSORIES, EQUIPMENT, ETC. WITH THE ADJACENT SURFACES/MATERIALS. PROVIDE SEALANT BETWEEN ALL NEW AND/OR EXISTING SURFACES WHERE NEW WORK HAS BEEN PERFORMED TO CREATE A JOINT OF DISSIMILAR FINISH GRADE MATERIALS.
- 11) - DRAWINGS SHOULD NOT BE MANUALLY SCALED. WORK POINT ELEVATIONS, DIMENSIONS, WRITTEN NOTES AND DETAILS ON THE DRAWINGS ARE TO BE USED TO DETERMINE ELEVATION HEIGHTS, WALL SPACING, PHYSICAL LOCATIONS, ETC.
- 12) - ALL NEW EXPOSED WORK NOT INDICATED TO BE PRE-FINISHED SHALL BE PRIMED AND PREPARED AS REQUIRED TO BE FIELD PAINTED WITH COLOR AS SELECTED BY THE OWNER. FINISH FIELD PAINTING (2 COATS ENAMEL PAINT) SHALL BE UNDER EACH PRIME CONTRACT.
- 13) - PLANS PRODUCED AS A PLUMBING, MECHANICAL AND ELECTRICAL ARE SCHEMATIC. THE APPROPRIATE CONTRACTORS SHALL BE RESPONSIBLE FOR INSTALLING ALL SERVICE EQUIPMENT PER INDUSTRY STANDARDS AND APPLICABLE BUILDING CODES.
- 14) - CUTTING AND PATCHING OF EXISTING SLAB WILL BE REQUIRED FOR INSTALLATION OF NEW PLUMBING LINES. PLUMBING CONTRACTOR TO VERIFY INVERTS AND INFORM ARCHITECT IMMEDIATELY OF DISCREPANCIES.
- 15) - CONTRACTORS SHALL BE FULLY LIABLE TO MEET OR EXCEED ALL LOCAL BUILDING CODES AND REQUIREMENTS REGARDLESS OF ANY INFORMATION PROVIDED ON THESE PLANS SHALL IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES. CONTRACTORS SHALL BE AVAILABLE AND PRESENT FOR ALL REQUIRED INSPECTIONS.
- 16) - THESE DRAWINGS ARE PRODUCED AS GUIDELINES TO DESCRIBE THE OVERALL INTENT OF THE PROJECT AS DESIRED BY THE TENANT. WITH RESPECT TO EACH CONTRACTOR'S OWN WORK, THE ARCHITECT SHALL NOT HAVE CONTROL OF, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK OF EACH OF THE CONTRACTORS, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR A CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE RESPECTIVE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER, OR CHARGE OF, ACTS OR OMISSIONS OF THE PRIME CONTRACTORS, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK NOT DIRECTLY OTHERWISE EMPLOYED BY THE OWNER.
- 17) - ALL WORK TO BE DONE IN THE RIGHT-OF-WAY (INCLUDING ALLEYS) OR DUMPSTERS PLACED IN THE RIGHT-OF-WAY SHALL REQUIRE A PERMIT FROM THE CITY OF HAMILTON ENGINEERING DEPARTMENT.
- 18) - ANY OVERSIZED VEHICLES SHALL OBTAIN A PERMIT FROM THE CITY OF HAMILTON DEPARTMENT OF ENGINEERING.

VICINITY MAP



SHEET INDEX

A0.0	Cover Sheet
A0.1	Code Plan
A1.1	Foundation Plan
A1.2	Floor Plan
A1.3	First Floor Framing Plan
A1.4	Roof Framing Plan
A1.5	Finish Plan
A1.6	Reflected Ceiling Plan
A1.7	Roof Plan
A1.8	Signage Plan
A3.0	Exterior Elevations
A3.1	Exterior Elevations
A3.2	Building Sections
A4.0	Details
A4.1	Interior Elevations
A4.2	Signage Details

PRELIMINARY
NOT FOR CONSTRUCTION

THE ARCHITECT INDICATED ABOVE HAS BEEN RETAINED SOLELY TO PREPARE DRAWINGS FROM INFORMATION FURNISHED BY THE OWNER AND OTHERS FOR THE PURPOSE OF OBTAINING BUILDING OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS REQUIRED BY THE APPLICABLE BUILDING AND ZONING CODES OR OTHER REGULATIONS, STATUTES OR ORDINANCES.

ALL WORK OF THE OWNER OR PERSONS PERFORMING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES, LAWS, REGULATIONS, ETC. HAVING JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

Gantz Park RecSchool
Program Center

2255 Home Road
Grove City, OH 43123

ISSUANCES	
90%	1/31/24

Cover Sheet

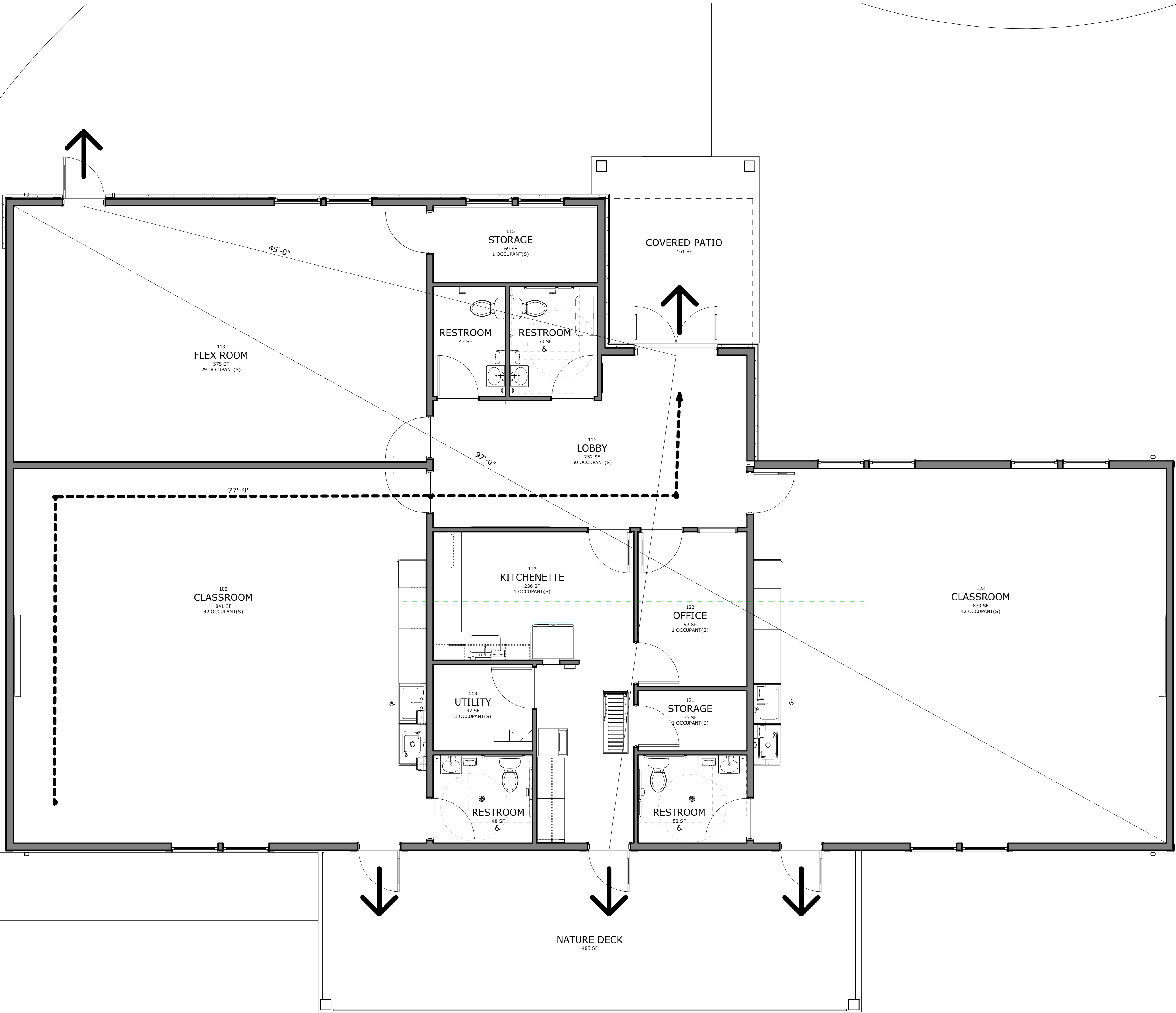


COMM NO. 202314.00
SHEET NO.
A0.0



01 CODE PLAN

SCALE 1/4" = 1'-0"



SYMBOLS LEGEND

- INDICATES NEW CONSTRUCTION - SEE PARTITION TYPES
- EGRESS PATH & DISTANCE TO EXIT
- 1 HOUR RATED FIRE BARRIER WITH 60 MINUTE OPENING PROTECTIVE
- EXIT

BUILDING CODE DATA

GROVE CITY BUILDING AND ZONING

CODES: 2017 OHIO BUILDING CODE (OBC), OHIO PLUMBING CODE, OHIO MECHANICAL CODE, OHIO ENERGY CODE

PROPOSED USE GROUP: E-EDUCATION; DAY CARE FACILITIES-MORE THAN 2 1/2 YEARS OF AGE

CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: 1 -STORY ABOVE GRADE
SPRINKLED: NO

BUILDING AREA: 3,417 SF

PLUMBING FIXTURE COUNTS PER TABLE 403.1
GROUP E, DAY CARE FACILITY
OCCUPANTS = 167 PERSONS = 46 PER GENDER

MALE WATER CLOSETS 1:50 = 1 REQUIRED, 2 PROVIDED
FEMALE WATER CLOSETS 1:50 = 1 REQUIRED, 2 PROVIDED
MALE LAVATORY 1:50 = 1 REQUIRED, 2 PROVIDED
FEMALE LAVATORY 1:50 = 1 REQUIRED, 2 PROVIDED
MOP SINK = 1 PROVIDED
DRINKING FOUNTAINS - 1:100 = 2 REQUIRED
BUILDING HAS (4) SINGLE-USE FACILITIES

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Gantz Park RecSchool Program Center

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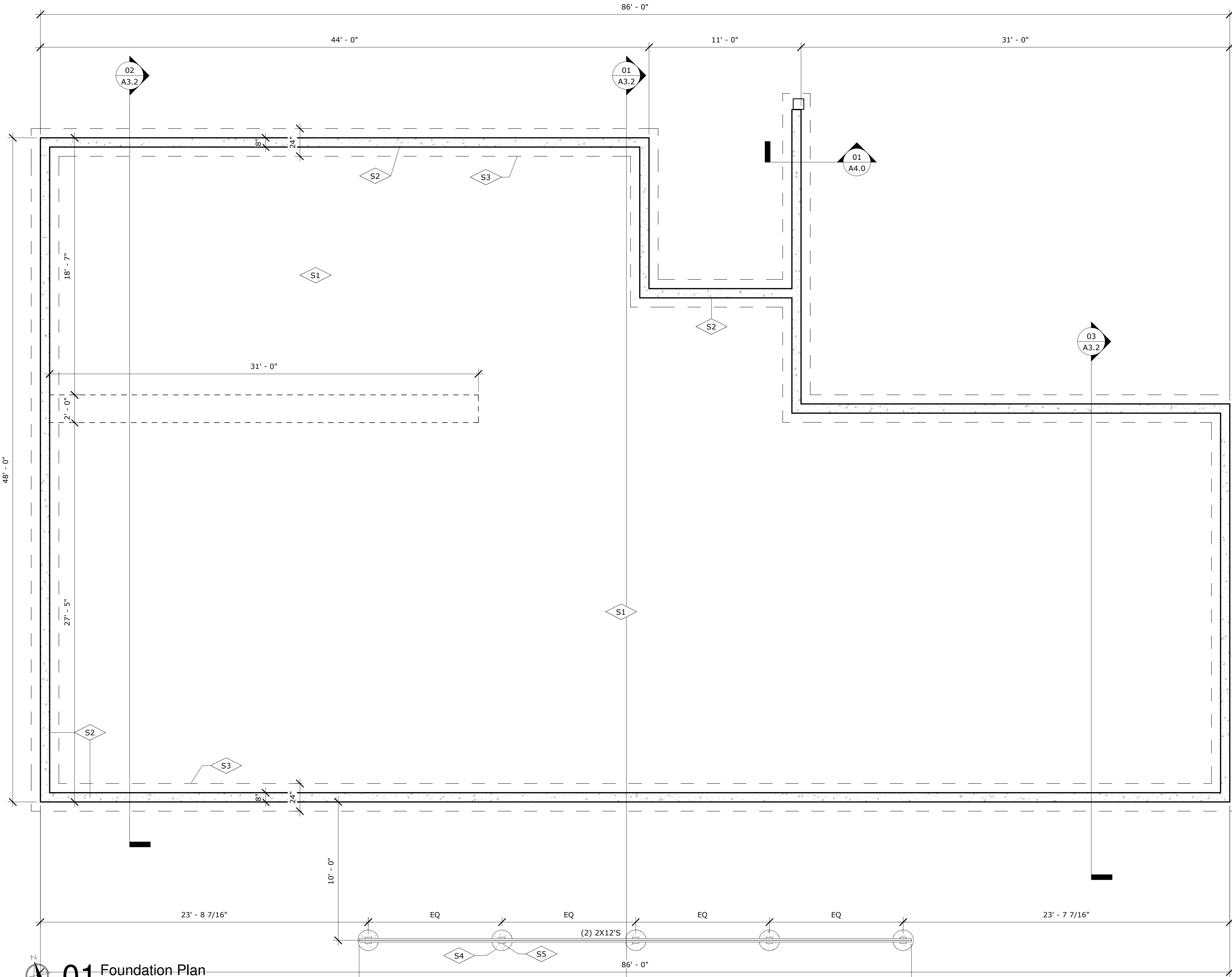
ISSUANCES

90% 1/31/24

Code Plan

COMM NO. 202314.00
SHEET NO.

A0.1



FOUNDATION KEYNOTES

- S1 6" CONCRETE SLAB W/ 6X6 W1.4 X W1.4 WWF WIRE MESH
- S2 8"X8" CONCRETE WALL
- S3 12"X24" CONCRETE FOOTING
- S4 18" DIA CONCRETE PIER
- S5 6X6 P.T. POST

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236 High Street
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**Gantz Park RecSchool
Program Center**

2255 Home Road
Grove City, OH 43123

ISSUANCES
90% 1/31/24

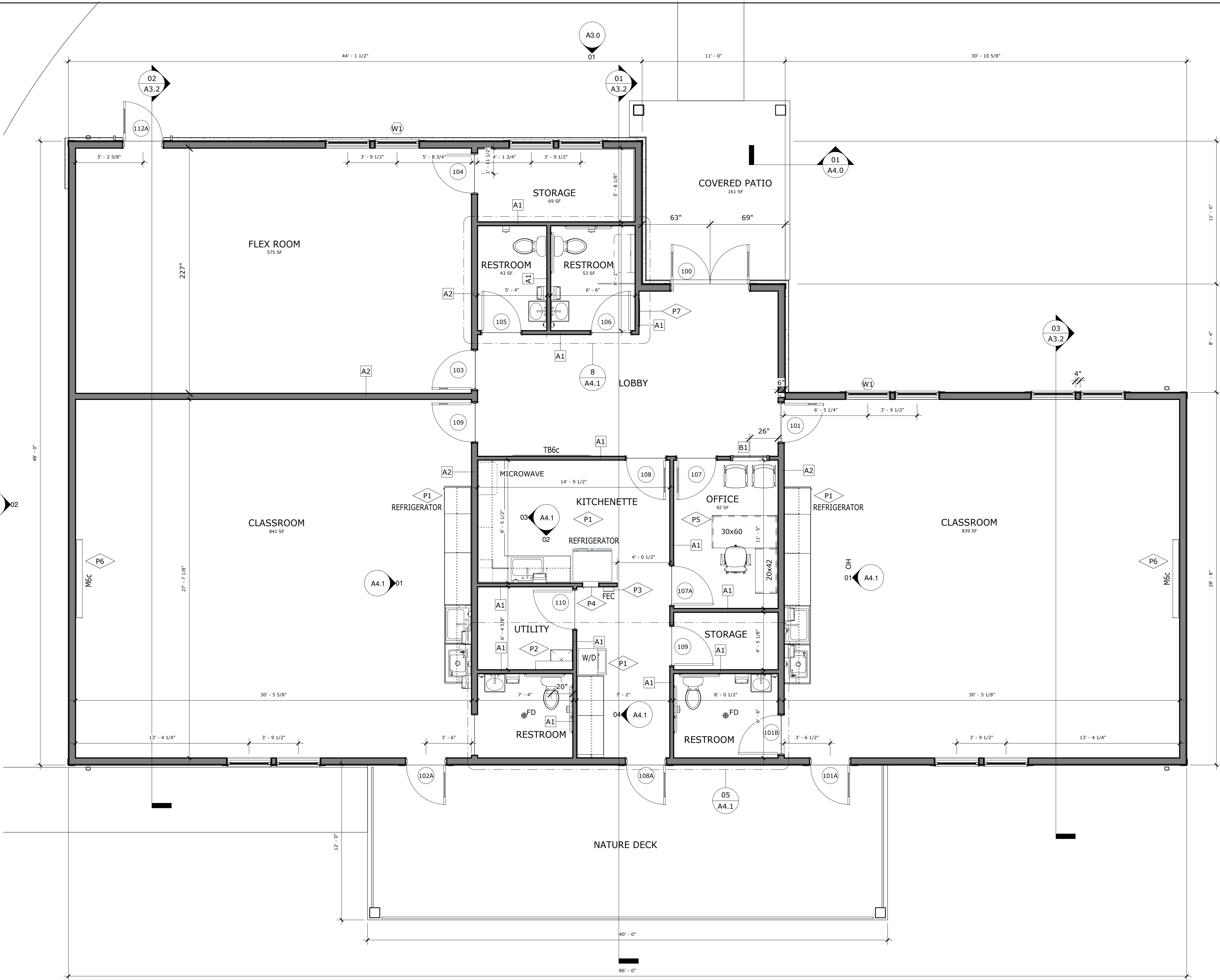
Foundation
Plan

COMM NO. 202314.00
SHEET NO.

A1.1

01 Foundation Plan
SCALE 1/4" = 1'-0"

02 Deck Framing Plan
SCALE 1/4" = 1'-0"



01 FLOOR PLAN
SCALE 1/4" = 1'-0"

SYMBOLS LEGEND

- INDICATES EXISTING CONSTRUCTION TO REMAIN
- INDICATES NEW CONSTRUCTION - SEE PARTITION TYPES
- INTERIOR ELEVATION MARKER
- PARTITION TYPE
- KEYNOTES
- DOOR NUMBERS
- WINDOW TYPES

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK, DEMOLITION OR NEW. NOTIFY THE ARCHITECT, ENGINEER AND OWNER WITH ANY DISCREPANCIES.
- DIMENSIONS ON THE PLANS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND TO FRAME ON NEW CONSTRUCTION.

PLAN KEYNOTES

- P1 APPLIANCE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- P2 MOP SINK AND MOP/BROOM SHELF
- P3 SEMI RECESSED FIRE EXTINGUISHER CABINET. MOUNT HANDLE AT 42" A.F.F.
- P4 RECESSED AED DEFIBRILLATOR CABINET
- P5 FURNITURE BY OWNER
- P6 MARKERBOARD, MOUNT 2'-0" AFF
- P7 DEDICATION PLAQUE

WALL TYPE SCHEDULE		
REFER TO WALL TYPE DIAGRAMS FOR ADDITIONAL INFORMATION AND DIMENSIONS		
MARK	DESCRIPTION	FIRE RATING
A1	<varies>	
A2	2x6 WOOD FRAMING W/ 1/2" GYPSUM BOARD EACH SIDE	
A3		

PRELIMINARY
NOT FOR CONSTRUCTION

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**Gantz Park RecSchool
Program Center**

2255 Home Road
Grove City, OH 43123

ISSUANCES	
90%	1/31/24

Floor Plan

COMM NO. 202314.00
SHEET NO.

A1.2

PRELIMINARY
NOT FOR CONSTRUCTION

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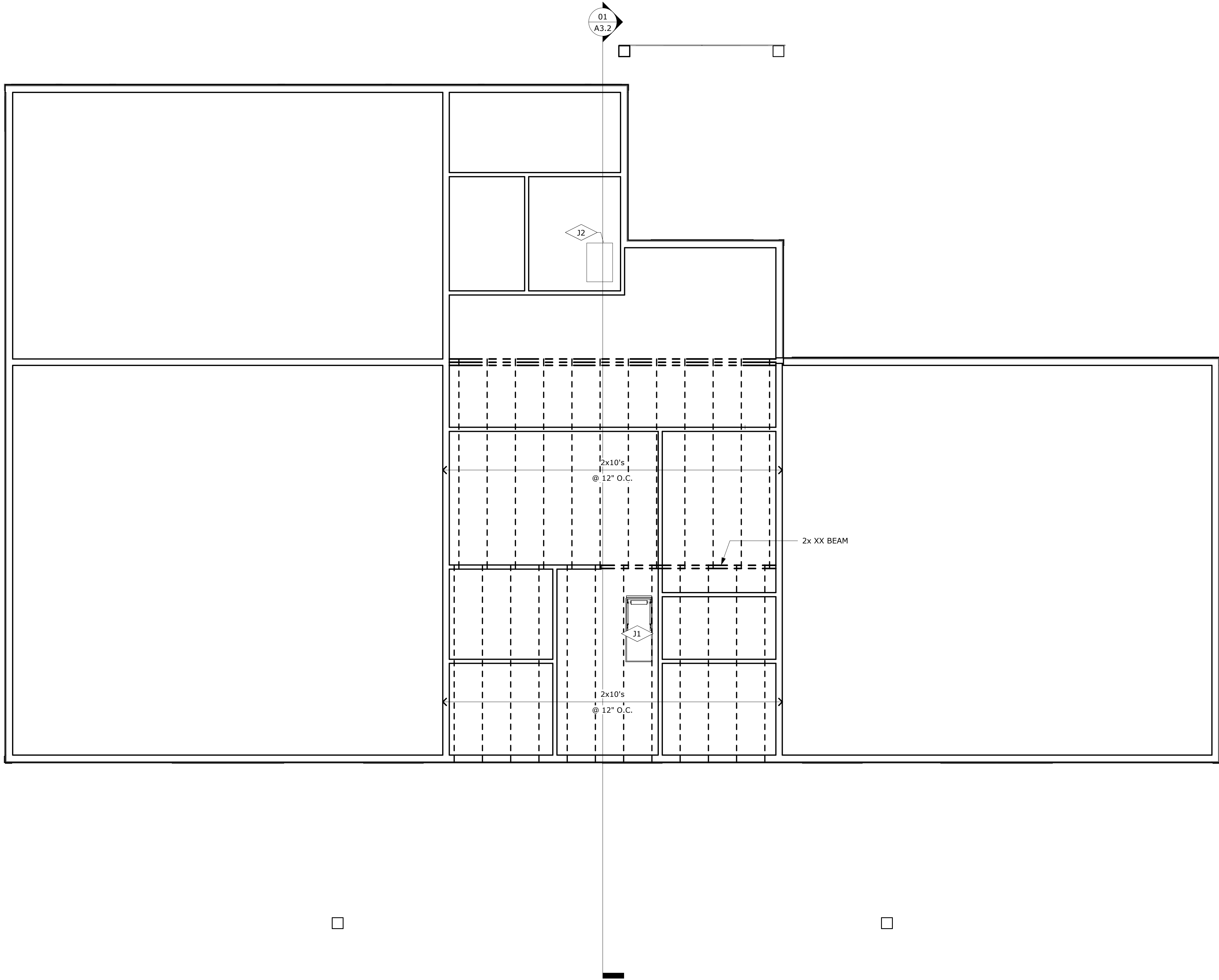
First Floor Framing Plan

COMM NO. 202314.00
SHEET NO.

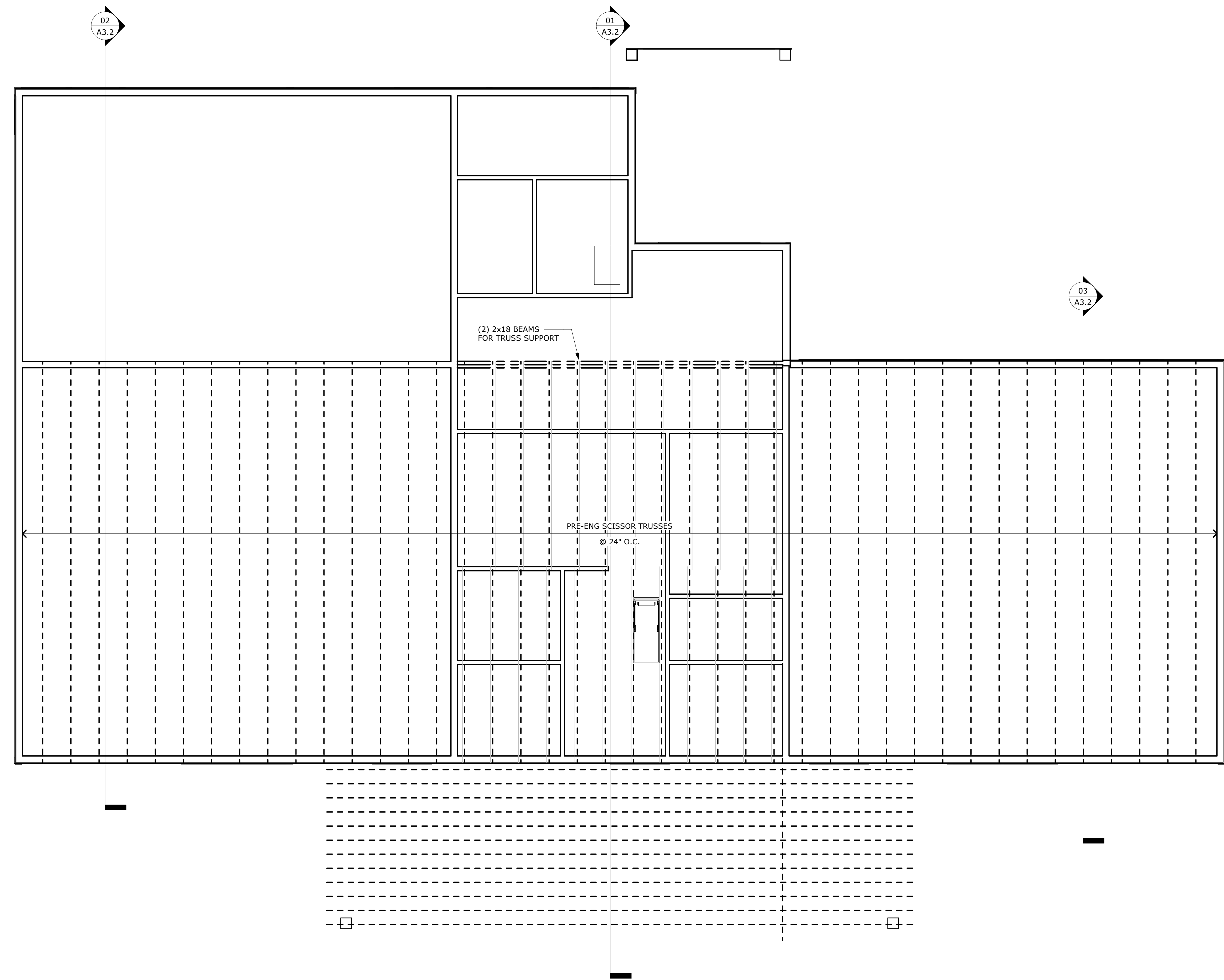
A1.3

FRAMING KEYNOTES

- J1 ATTIC ACCESS LADDER 22X54
- J2 ATTIC ACCESS DOOR 22X32



01 FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



01 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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236 High Street
Hamilton, Ohio 45011
513-275-1740

**Gantz Park RecSchool
Program Center**
2255 Home Road
Grove City, OH 43123

ISSUANCES	
90%	1/31/24

**Roof Framing
Plan**

COMM NO. 202314.00
SHEET NO.

A1.4

FINISH PLAN NOTES

1. CONTRACTOR MUST OBTAIN COLOR PRINTS OF ALL FLOOR PATTERNS FROM ARCHITECT BEFORE INSTALLING MATERIAL.
2. EXTEND FLOORING MATERIAL UNDER ALL CASEWORK.
3. WHEN MATERIAL TRANSITIONS OCCUR AT A DOORWAY, TRANSITION TO OCCUR AT THE CENTERLINE OF THE CLOSED DOOR.
4. SEE PLUMBING PLANS FOR DRAIN AND SLOPE LOCATIONS.
5. ALL EXPOSED METAL DECKING, STRUCTURAL TRUSSES AND MECHANICAL DUCTWORK TO BE PAINTED.

INTERIOR FINISH CODES

FINISH TAG

CEILING FINISH
WALL FINISH
BASE FINISH
FLOOR FINISH

CEILING
ACT-1 ARMSTRONG, STYLE: KITCHEN ZONE, WHITE, SIZE: 48" X 24", NRC:
GYP MOISTURE RESISTANT GYPSUM BOARD, PAINTED
C-EXP EXPOSED STRUCTURE ABOVE; PAINT OR SEAL

WALL FINISH
W-GYP GYPSUM BOARD
W-TILE CERAMIC TILE; DALTILE,

BASE & TRIM
B-1 TARKETT RUBBER WALL BASE; COLOR: 45 SANDALWOOD WB
B-2 CERAMIC TILE BASE; COLOR TBD

FLOORING
LVT PATCRAFT, TREELINE; COLOR: 00713 CAMEL-V2
CPT-1 OFFICE TBD
CPT-2 CARPET TILES - PATCRAFT, TEXTURAL PERCEPTION 18X36; COLOR: 00130 SAGE, INSTALLATION: BASKETWEAVE

TILE FLOORING
CT-1 CERAMIC TILE; COLOR TBD

PAINT
PT-1 SHERWIN-WILLIAMS, COLOR: ORIGAMI WHITE SW7636
PT-2 SHERWIN-WILLIAMS, COLOR: SAGE SW2860
PT-3 CEILING PAINT -

PLASTIC LAMINATE
PL-1 WILSONART - 4667-60, COLOR: GREEN TIGRIS; MATTE FINISH
OR FORMICA - 8680-58, COLOR: WASHI PAPERFOLD; MATTE FINISH
PL-2 WILSONART - 7909-60, COLOR: FUSION MAPLE; MATTE FINISH

DOOR FRAME
F-1

DOOR MATERIAL
D-1

NOTES:

FINISHES KEYNOTES

F1 SEE TRANSITION DETAIL
F2 CARPET TILES 12X12
F3 CERAMIC TILE 42" HIGH ALL 4 WALLS

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Gantz Park RecSchool
Program Center

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Grove City, OH 43123

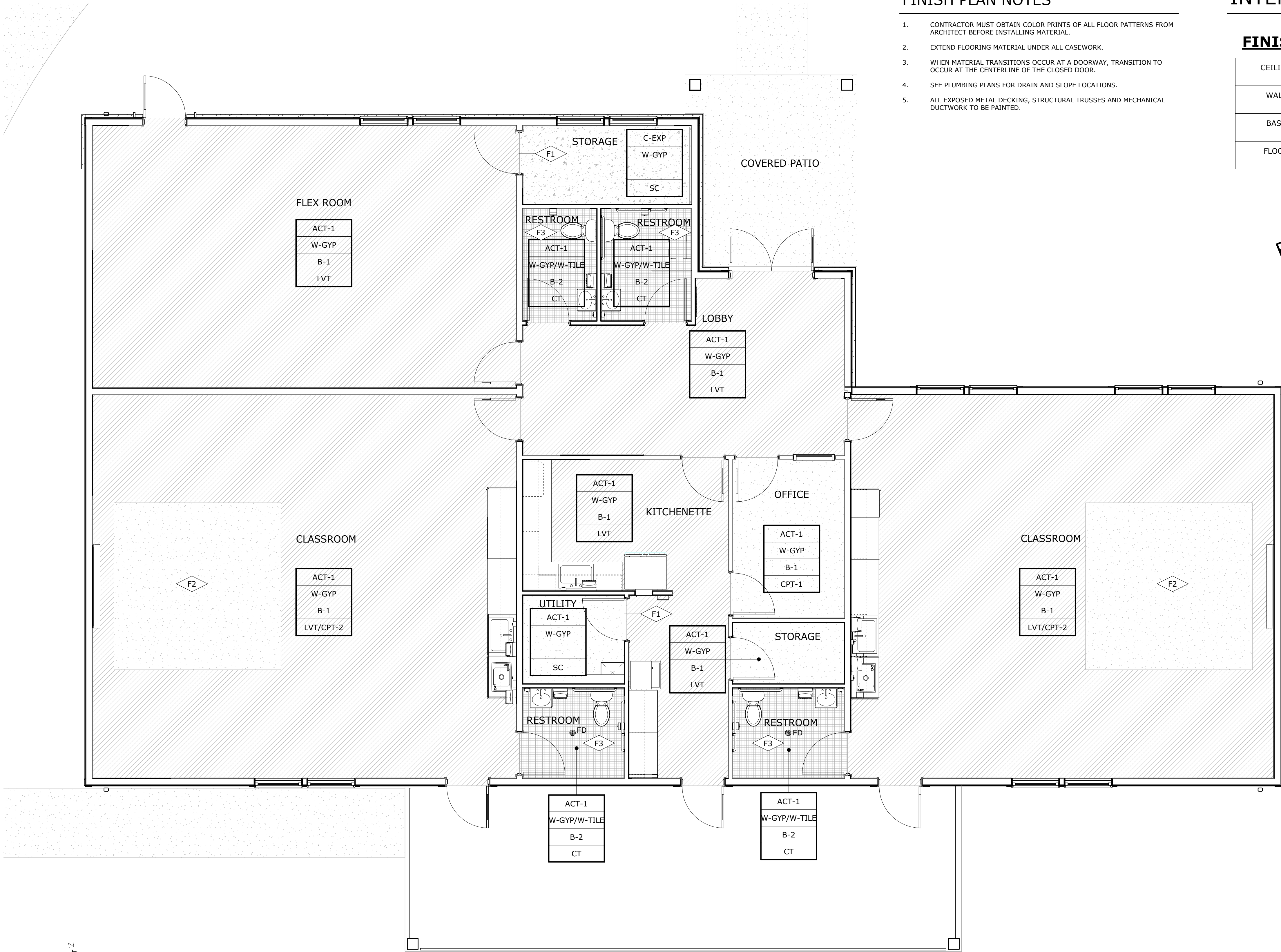
ISSUANCES

90% 1/31/24

Finish Plan

COMM NO. 202314.00
SHEET NO.

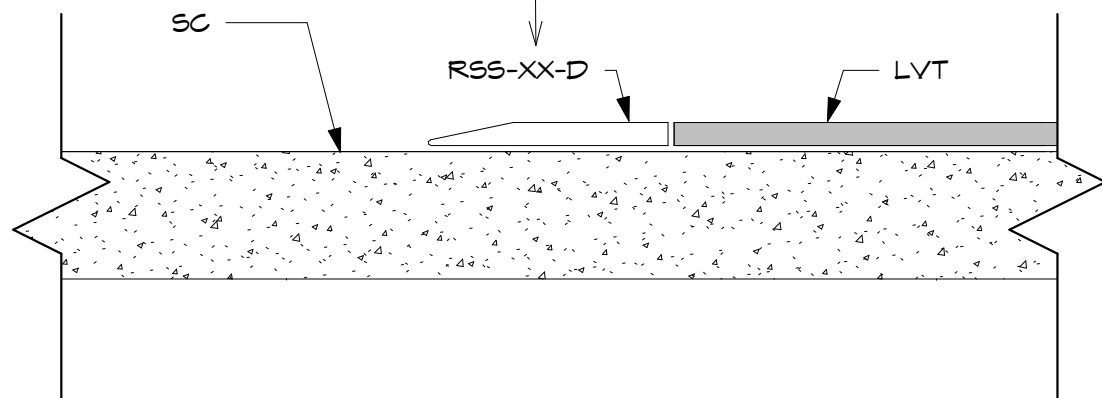
A1.5



01 FINISH PLAN

SCALE 1/4" = 1'-0"

COLOR ??



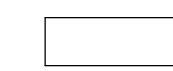
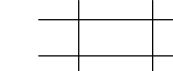
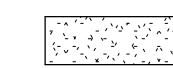
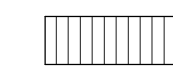
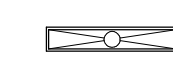
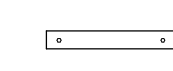
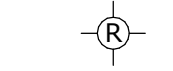
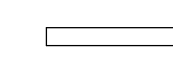
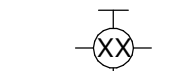
02 FLOOR TRANSITION LVT TO SC

SCALE 12" = 1'-0"



 **01 REFLECTED CEILING PLAN**
SCALE 1/4" = 1'-0"

SYMBOLS LEGEND

-  EXPOSED NO CEILING
-  ACOUSTIC TILE
-  GYPSUM BOARD
-  BEAD BOARD
-  CEILING MOUNTED FIXTURE 1X4
-  PENDANT FIXTURE
-  RECESSED CAN LIGHT
-  INTERIOR WALL MOUNTED FIXTURE
-  EXTERIOR WALL MOUNTED FIXTURE
NUMBER REFERS TO MOUNTING HEIGHT
-  EMERGENCY EXIT W/LIGHTS

RCP NOTES

1. ALL CEILING WITH GYPSUM BOARD, ATTACHED TO UNDERSIDE OF TRUSSES.

RCP KEYNOTES

- R1 ATTIC ACCESS HATCH 22X33
- R2 ATTIC ACCESS DROP DOWN LADDER

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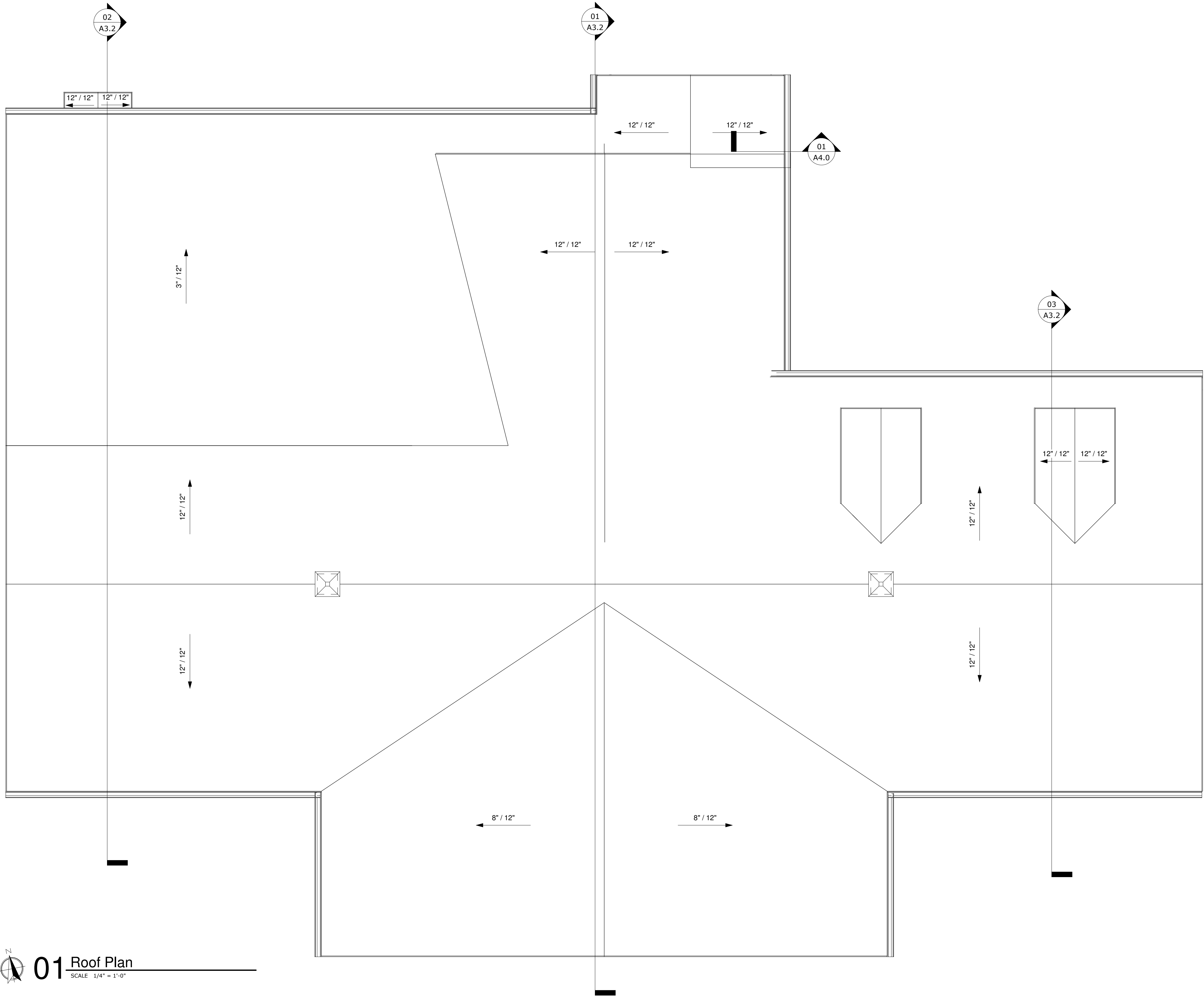
**Gantz Park RecSchool
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ISSUANCES	
90%	1/31/24

**Reflected
Ceiling Plan**

COMM NO. 202314.00
SHEET NO.
A1.6



01 Roof Plan
SCALE 1/4" = 1'-0"

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ISSUANCES

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Roof Plan

COMM NO. 202314.00
SHEET NO.

A1.7

GENERAL SIGNAGE NOTES

- 1) PROVIDE AND APPLY 6" VINYL LETTERING TO ALL EXTERIOR DOORS & ONE WINDOW IN EVERY ROOM. ALL NUMBERS TO BE READ FROM EXTERIOR. COORDINATE WITH OWNER.
- 2) SIGNAGE CONTRACTOR RESPONSIBLE FOR VERIFYING QUANTITIES.
- 3) SEE SHEET A4.2 FOR SIGNAGE DETAILS

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Signage Plan

COMM NO. 202314.00
SHEET NO.

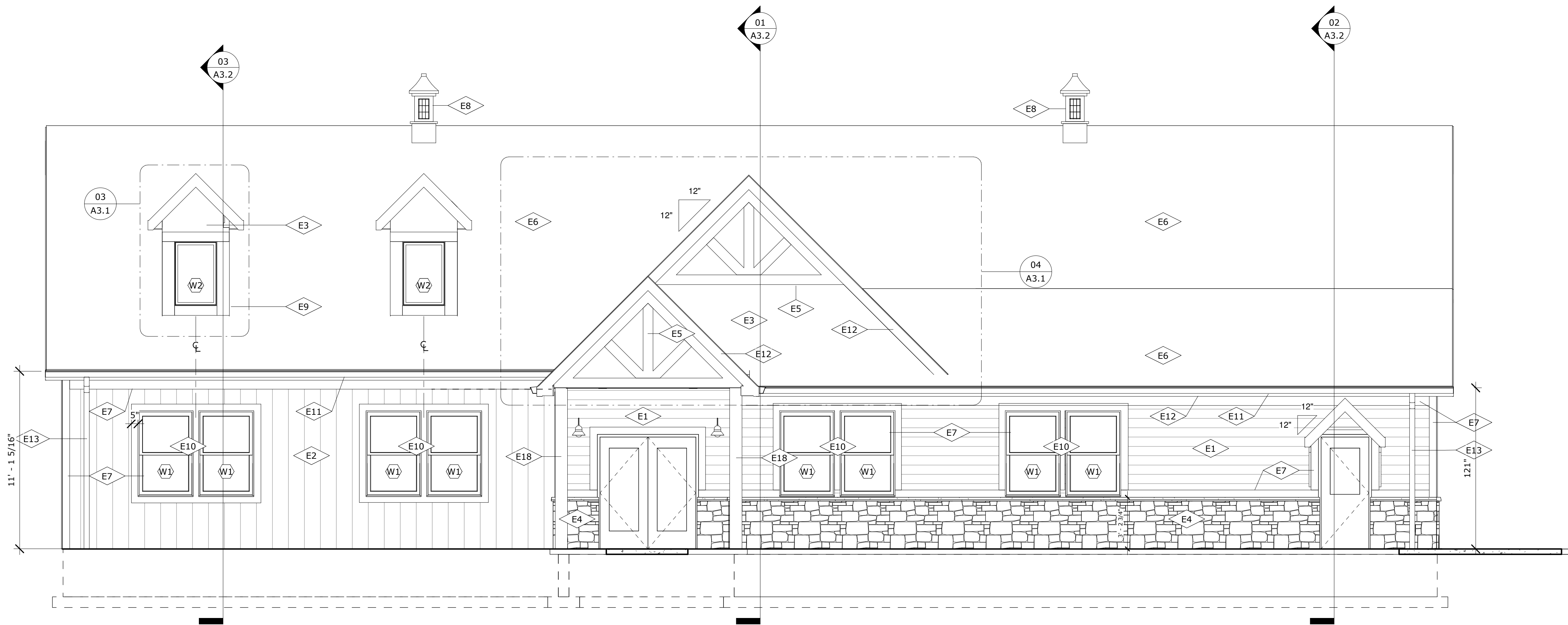
A1.8



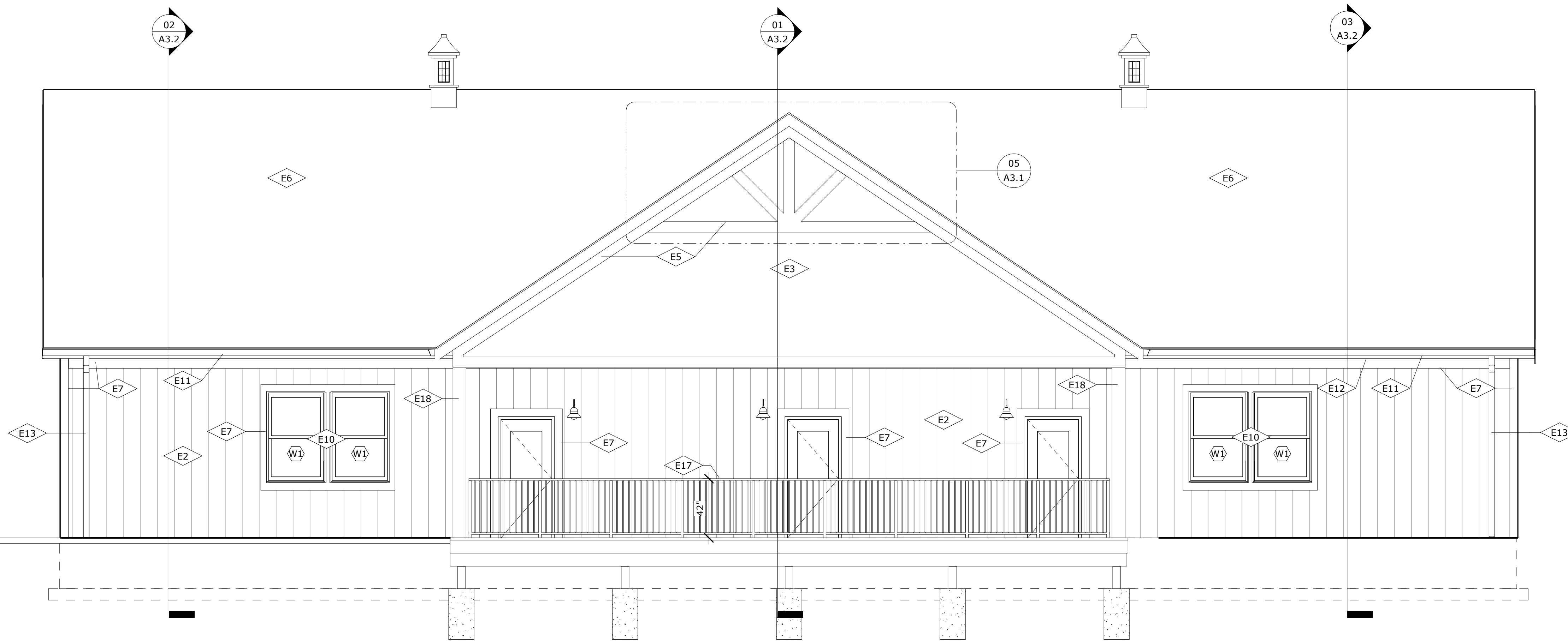
01 SIGNAGE PLAN

SCALE 1/4" = 1'-0"





01 NORTH ELEVATION
SCALE 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES

E1	CEMENTITIOUS LAP SIDING
E2	BOARD AND BATTEN VERTICAL
E3	CEMENTITIOUS SIDING SOLID PANELS
E4	CULTURED STONE WITH CAP
E5	ROUGH SEWN CEDAR
E6	ASPHALT SHINGLES
E7	1X8 TRIM, PAINTED
E8	CUPOLA
E9	DORMER
E10	ALUMINUM WINDOWS
E11	GUTTER
E12	1X8 GUTTER BOARD
E13	DOWNSPOUT
E14	EXTEND ROOF SHEATHING 1 1/2" TO COVER TRIM
E15	2X4 RAFTERS @ 24" O.C.
E17	ALUMINUM GUARDRAIL
E18	ROUGH SEWN CEDAR 10X10 COLUMN

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ISSUANCES

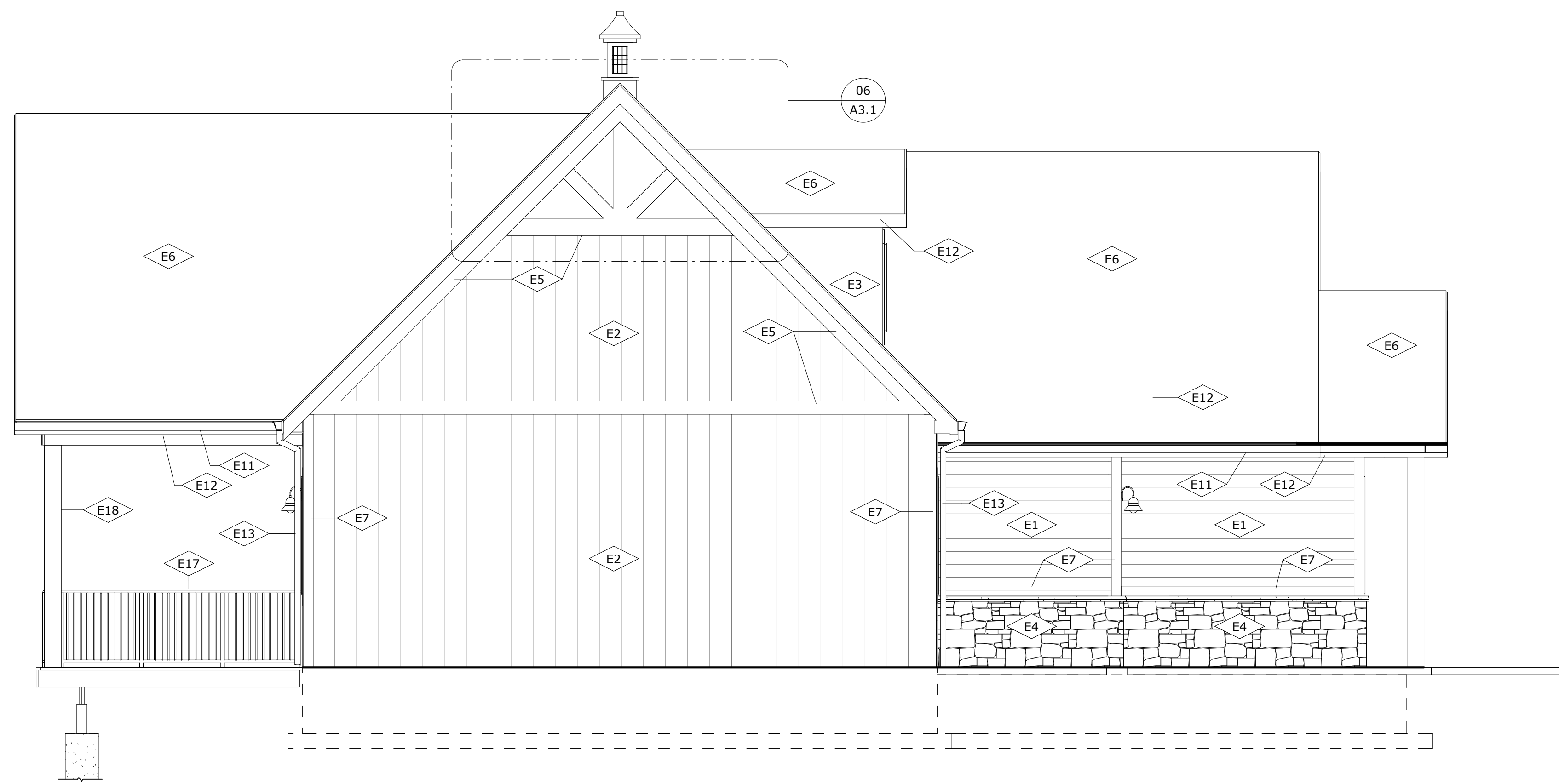
90% 1/31/24

Exterior Elevations

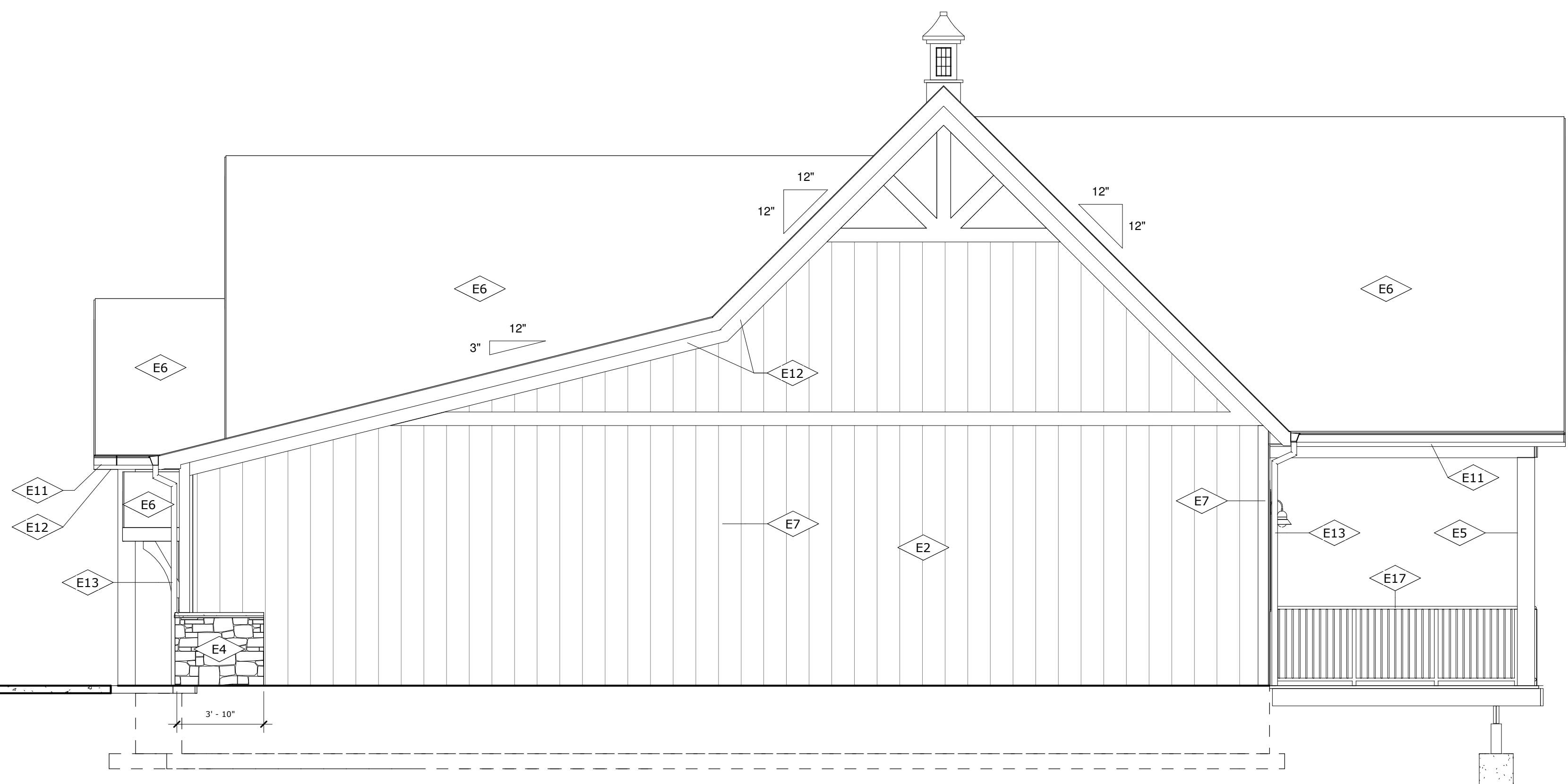
COMM NO. 202314.00
SHEET NO.

A3.0

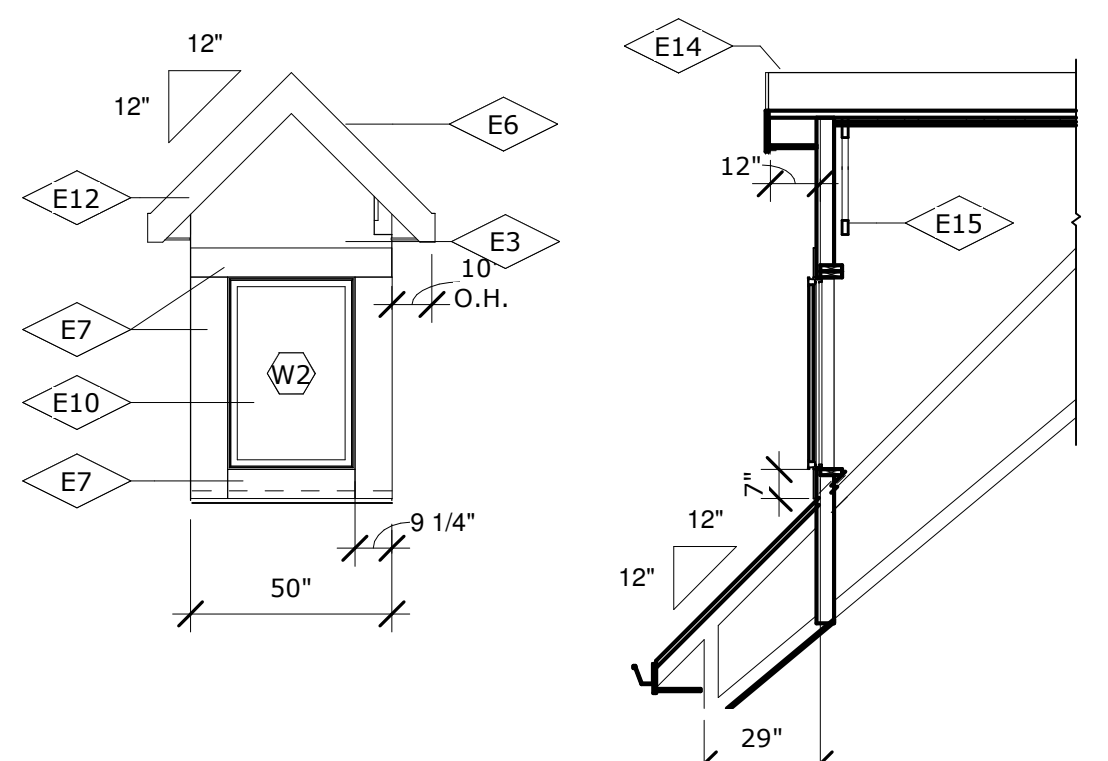
PRELIMINARY
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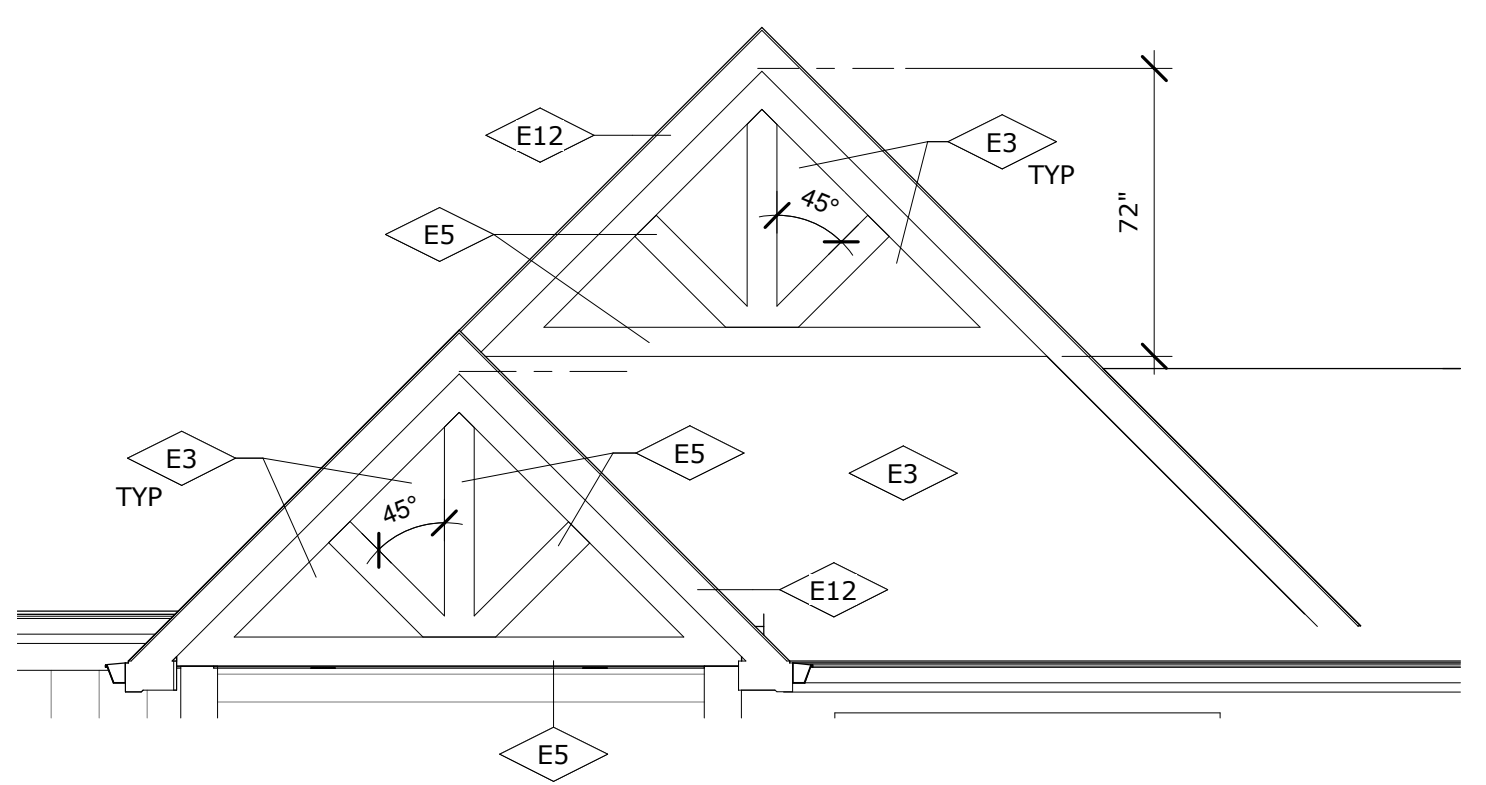
01 EAST ELEVATION
SCALE 1/4" = 1'-0"



02 WEST ELEVATION
SCALE 1/4" = 1'-0"

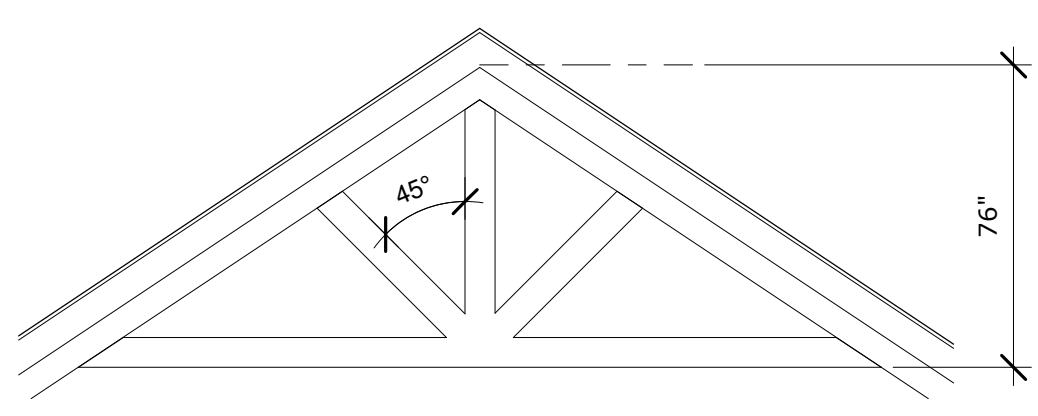


03 DETAIL - DORMER WINDOW
SCALE 1/4" = 1'-0"

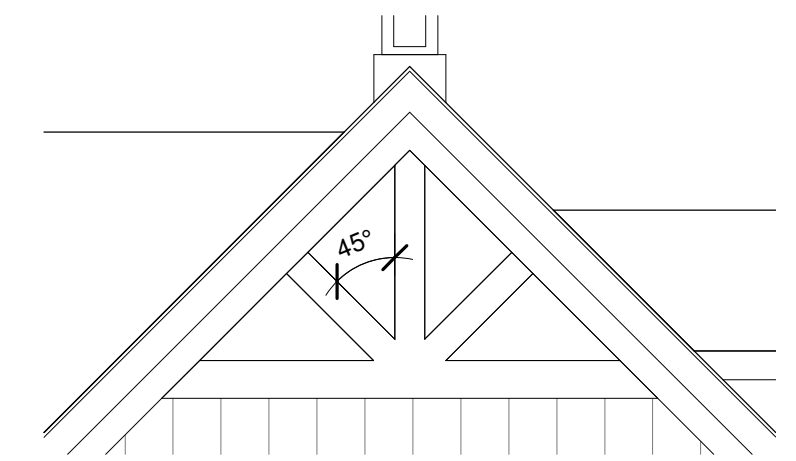


04 Gable Detail
SCALE 1/4" = 1'-0"

COORDINATE
DETAILS



05 Gable Detail
SCALE 1/4" = 1'-0"



06 Gable Detail
SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES

- E1 CEMENTITIOUS LAP SIDING
- E2 BOARD AND BATTEN VERTICAL
- E3 CEMENTITIOUS SIDING SOLID PANELS
- E4 CULTURED STONE WITH CAP
- E5 ROUGH SEWN CEDAR
- E6 ASPHALT SHINGLES
- E7 1X8 TRIM, PAINTED
- E8 CUPOLA
- E9 DORMER
- E10 ALUMINUM WINDOWS
- E11 GUTTER
- E12 1X8 GUTTER BOARD
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Exterior
Elevations

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SHEET NO.
A3.1

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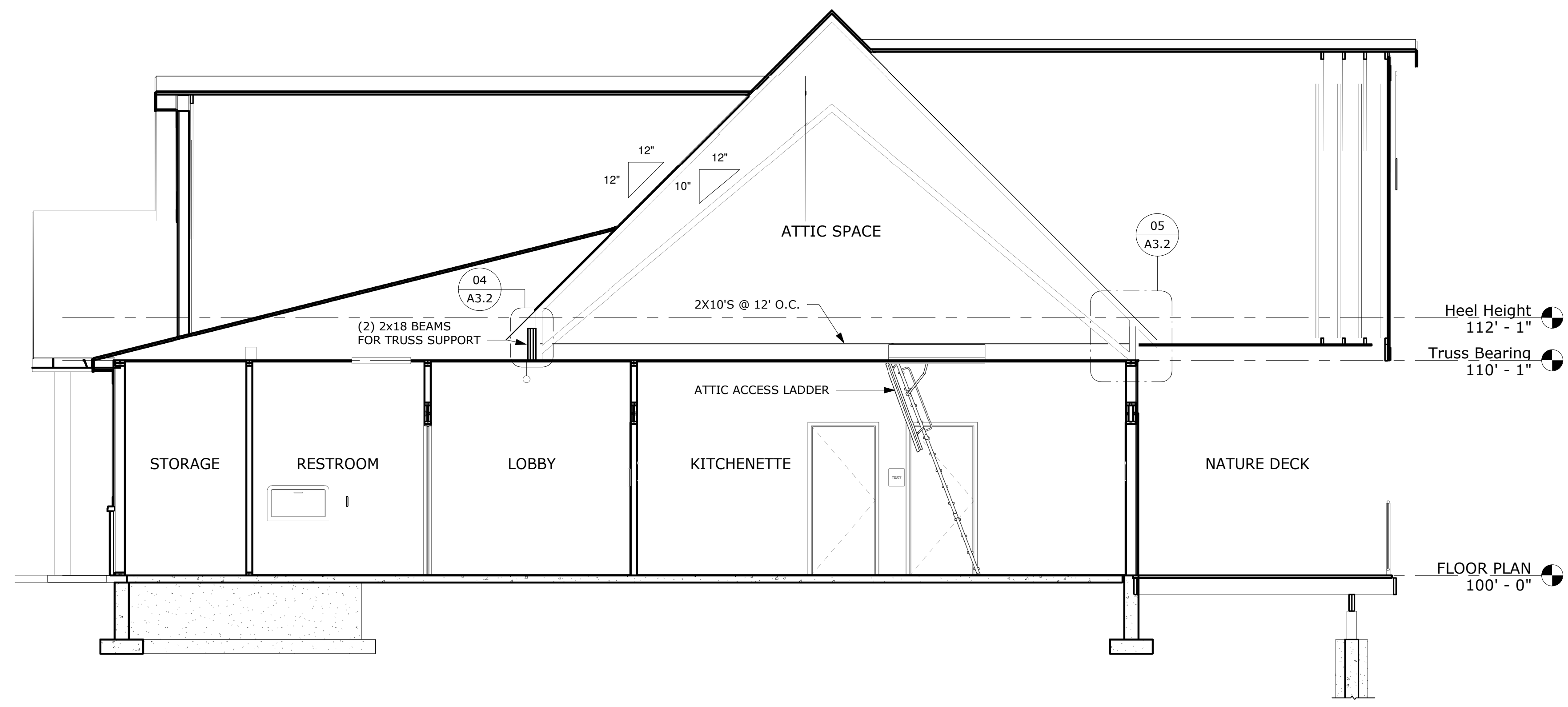
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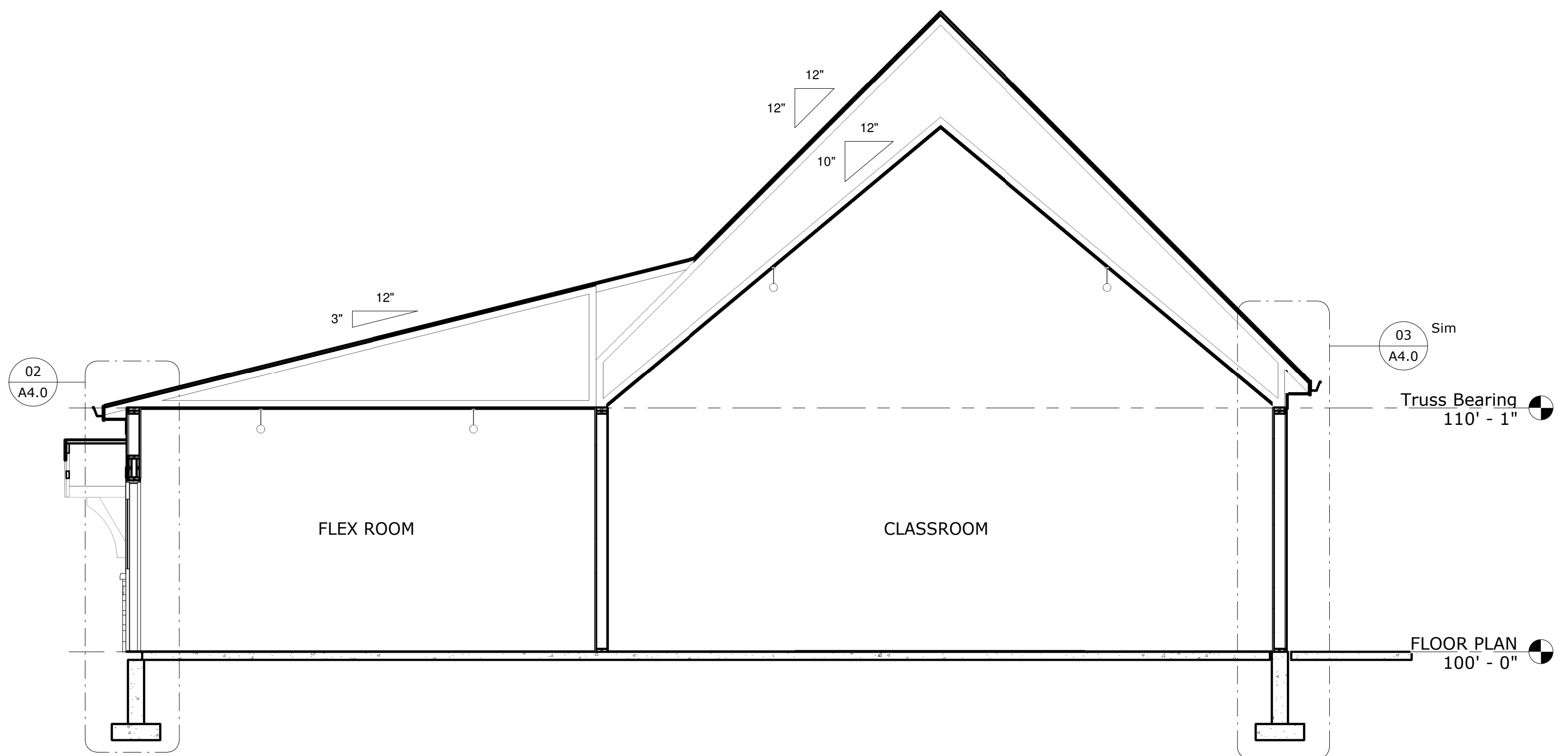
**Building
Sections**

COMM NO. 202314.00
SHEET NO.

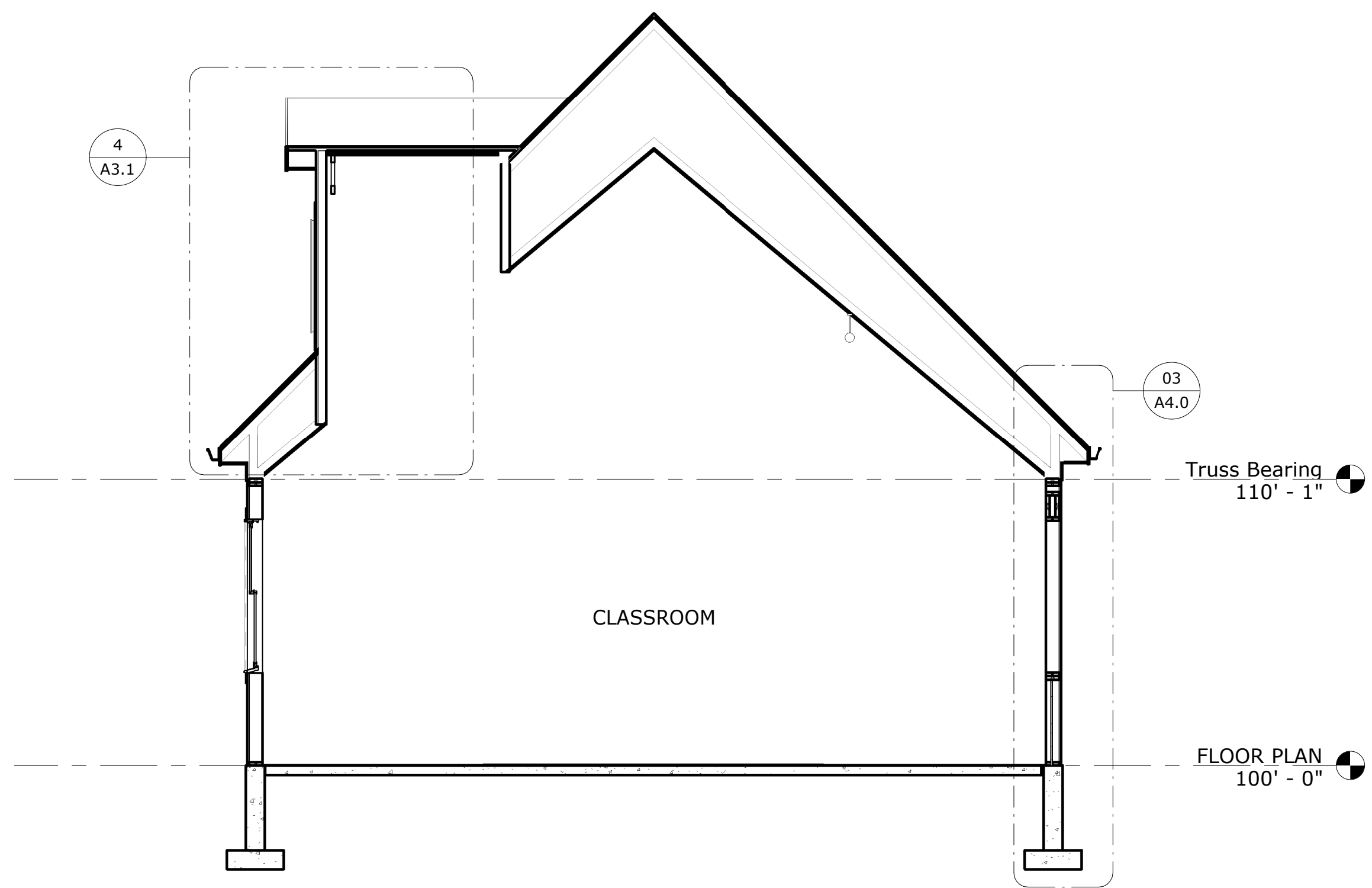
A3.2



01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

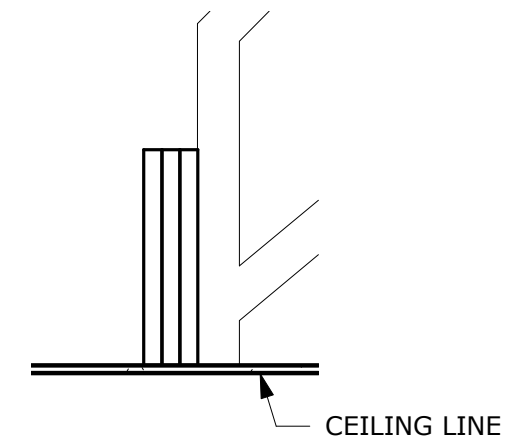


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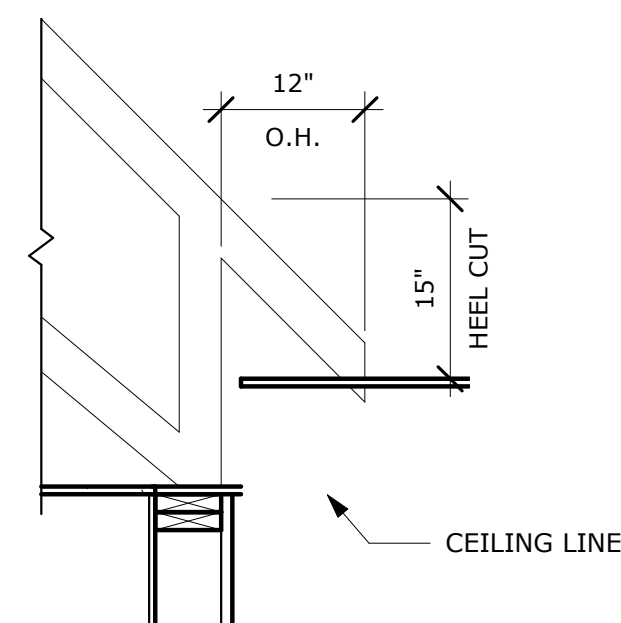


03 BUILDING SECTION
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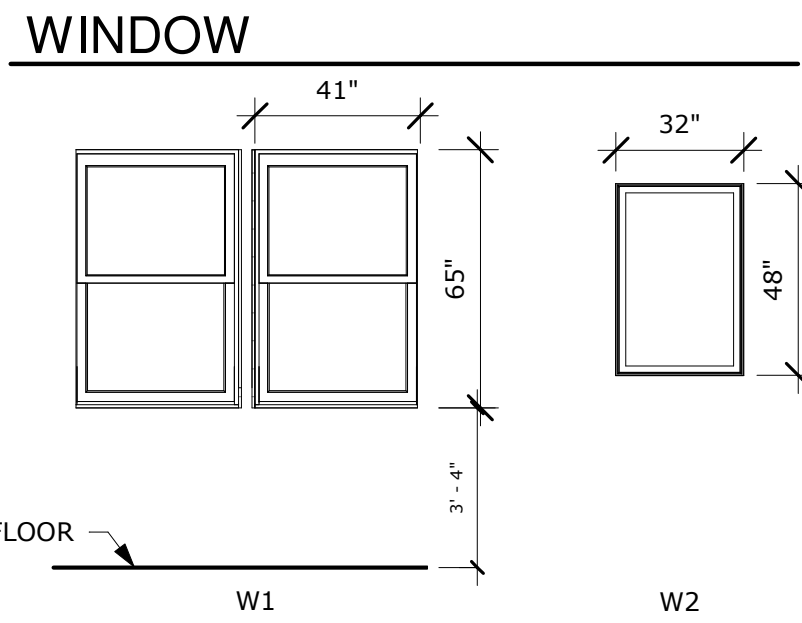
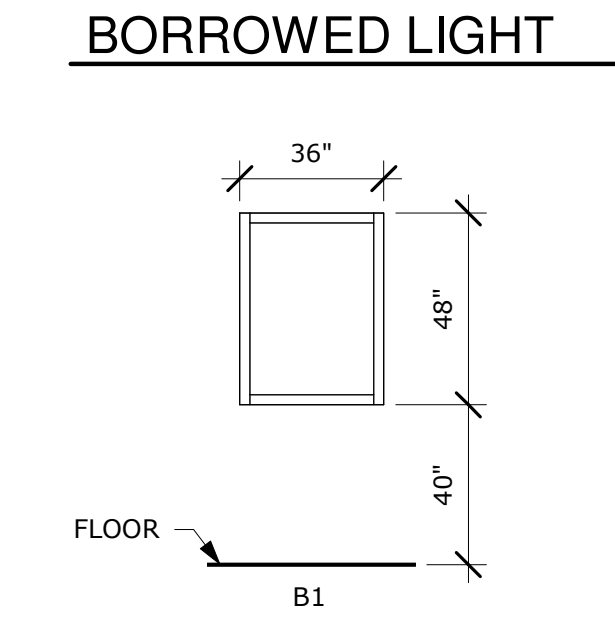
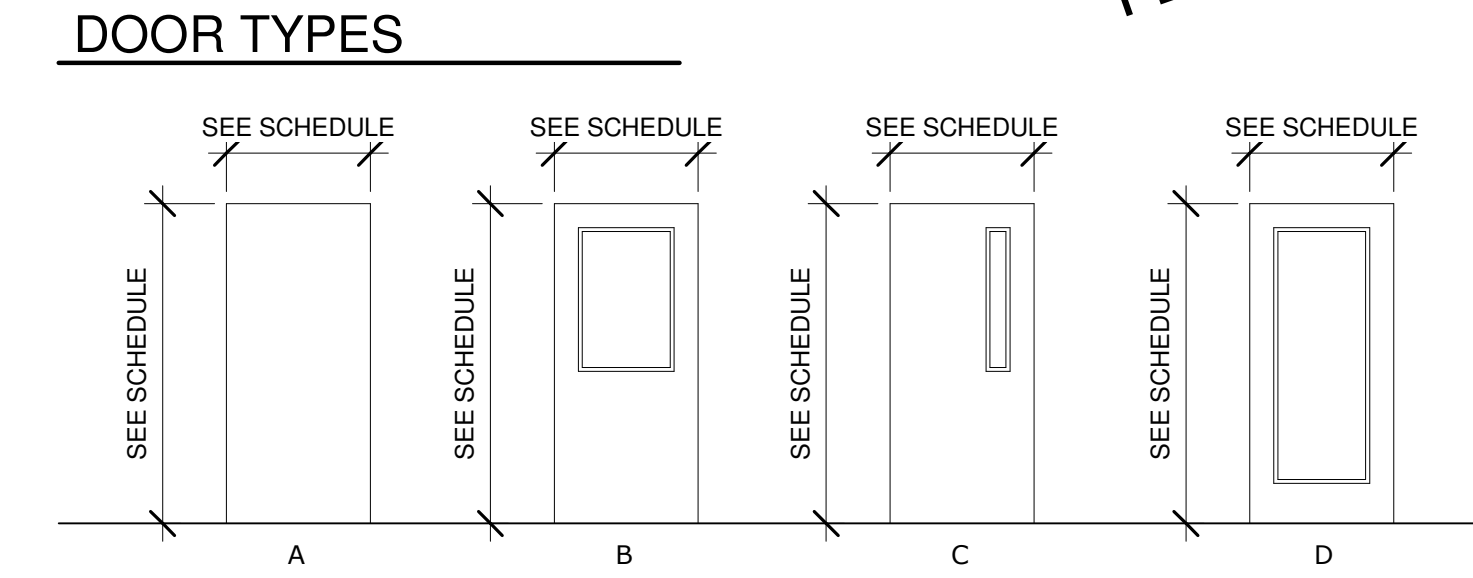
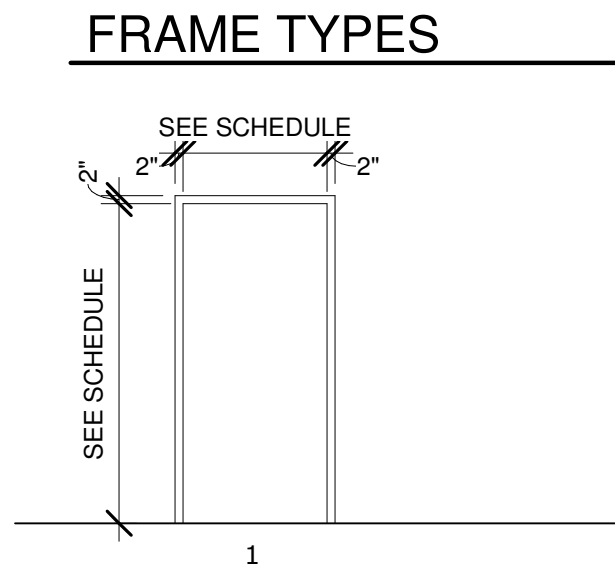
04 12/12 HEEL CUT - W/ 12" OVERHANG
SCALE: 3/4" = 1'-0"



05 12/12 HEEL CUT - W/ 12" OVERHANG
SCALE: 3/4" = 1'-0"



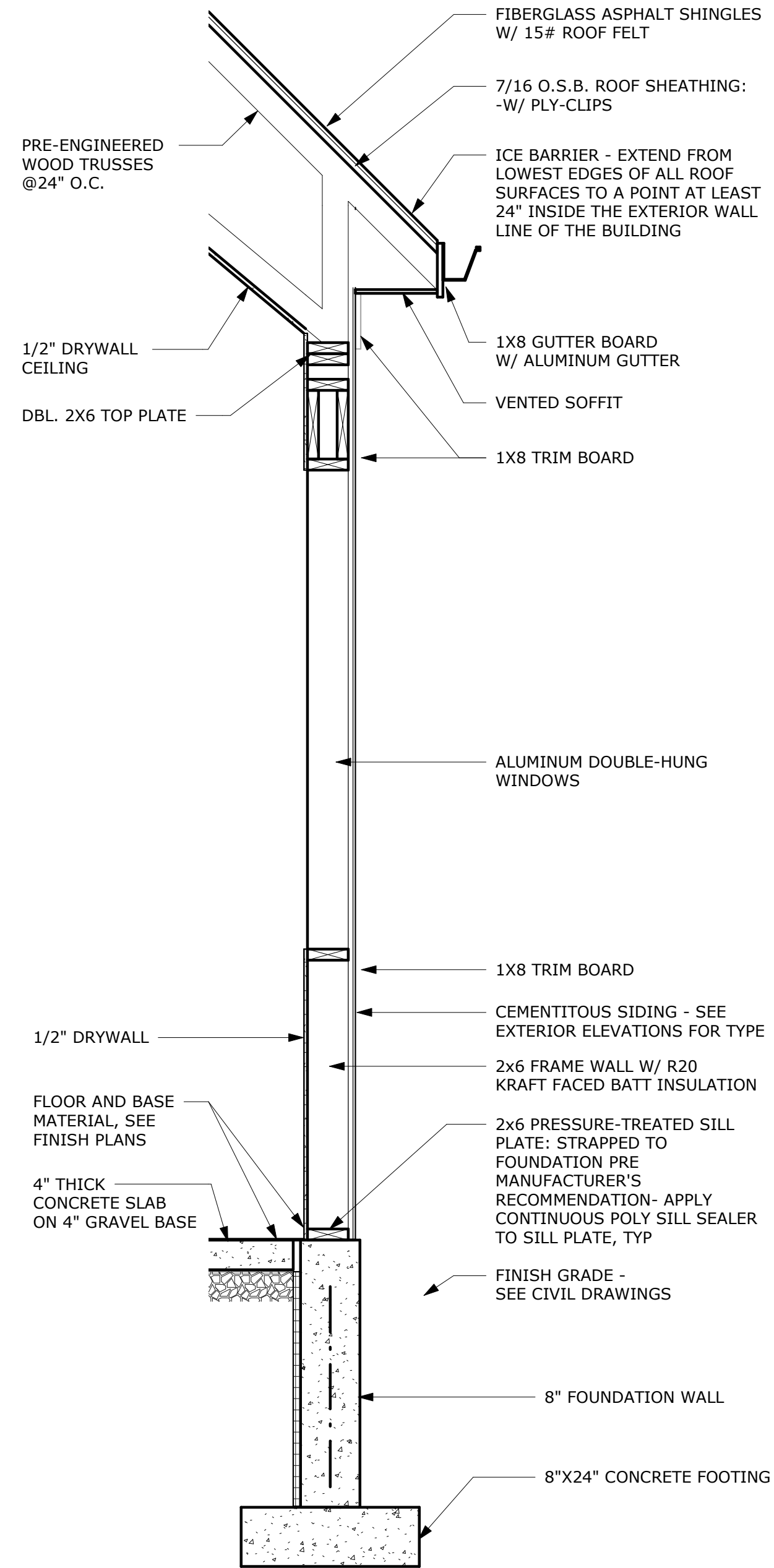
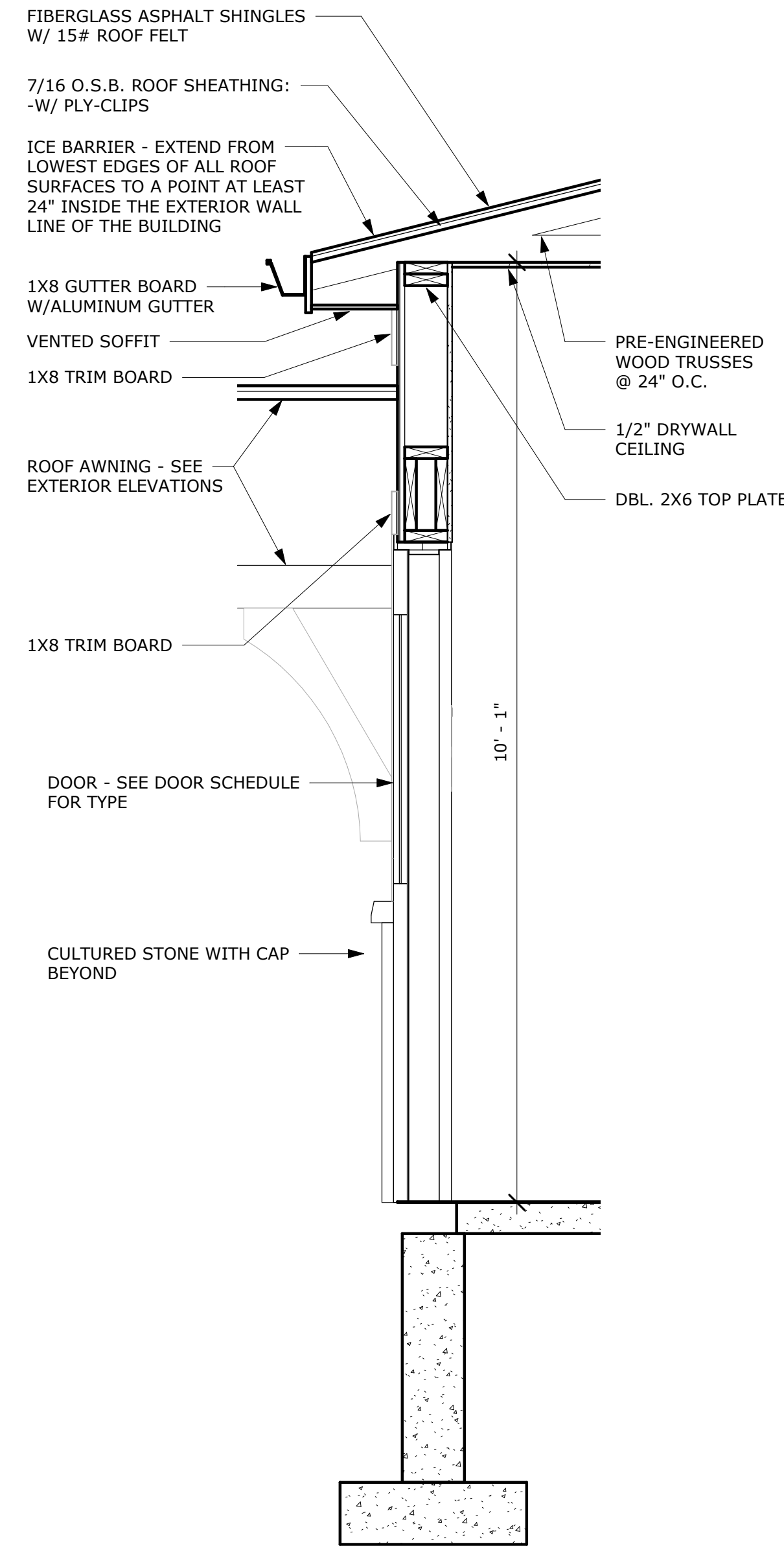
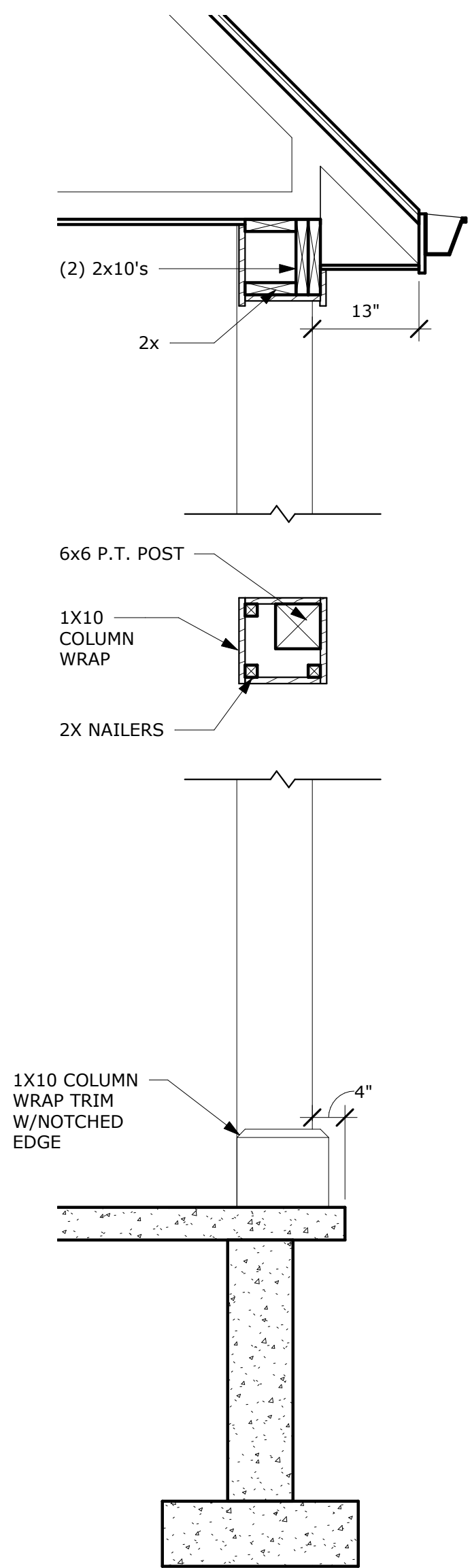
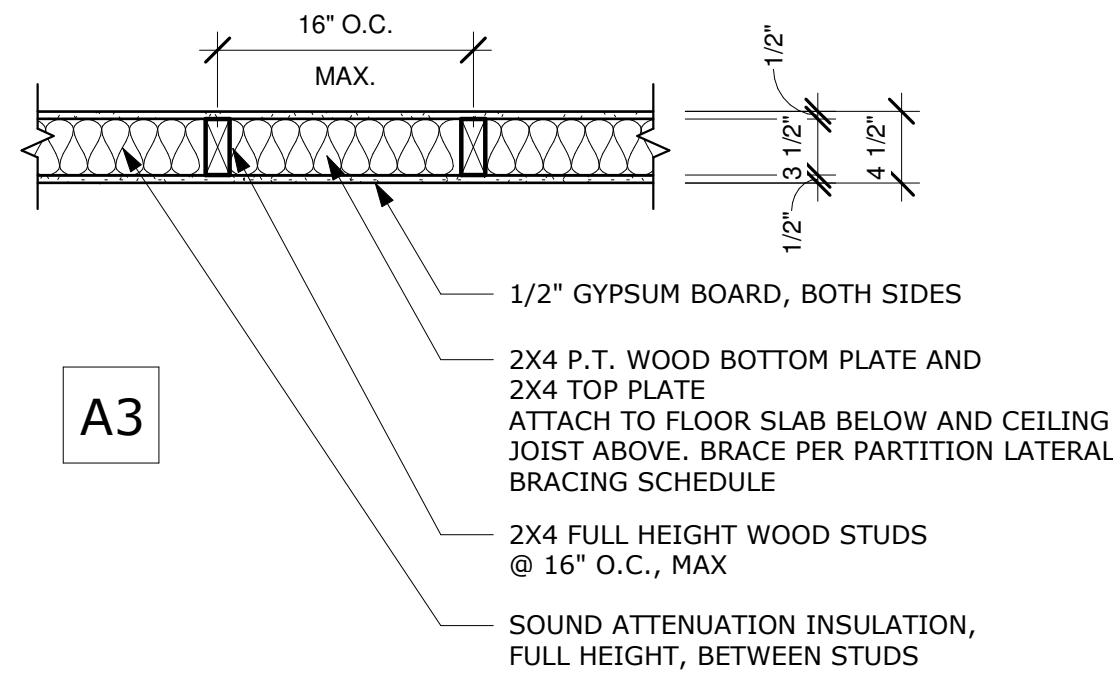
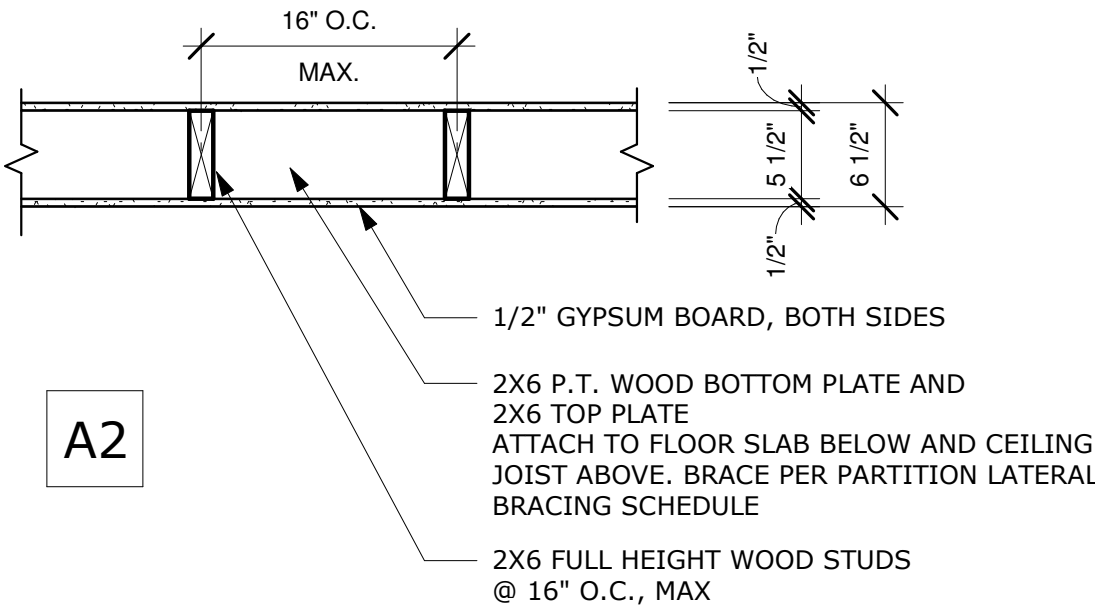
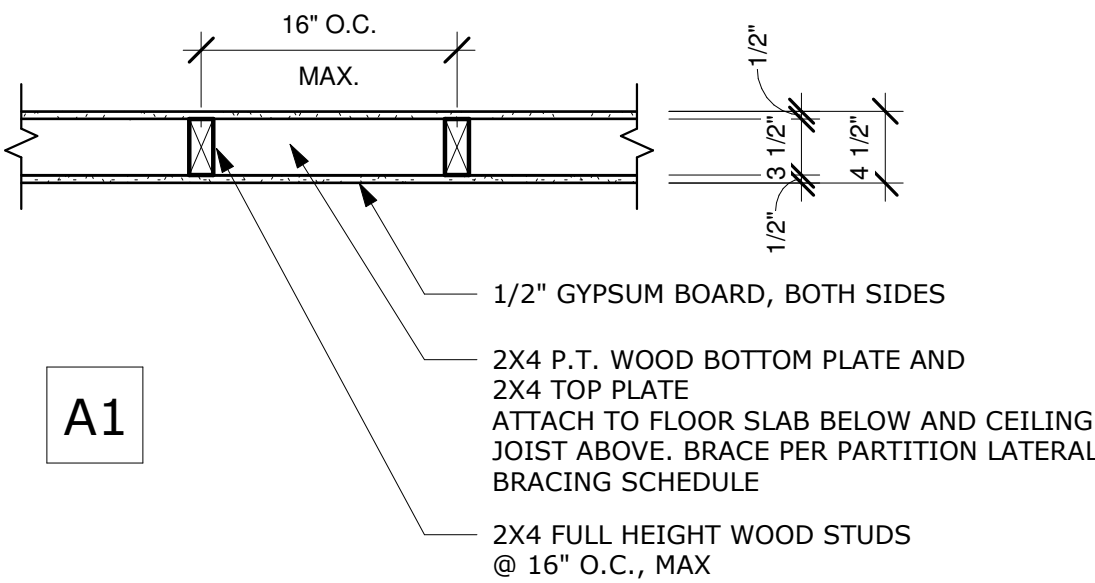
DOOR SCHEDULE										
DOOR						FRAME		HARDWARE		
DOOR NO.	WIDTH	HEIGHT	THK	TYPE	FINISH	TYPE	MATERIAL	STYLE	FINISH	
100	6' - 0"	7' - 0"	1 3/4"	D	HM	1	HM	(none)		
101	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
101A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
101B	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
102A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
102B	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
103	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
104	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
105	3' - 0"	7' - 0"	1 3/4"	A		1	HM	(none)		
106	3' - 0"	7' - 0"	1 3/4"	A		1	HM	(none)		
107	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
107A	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
108	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
108A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
109	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
109	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
110	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
112A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		



FILL IN DOOR FINISHES

WALL TYPES

NOTE: FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING



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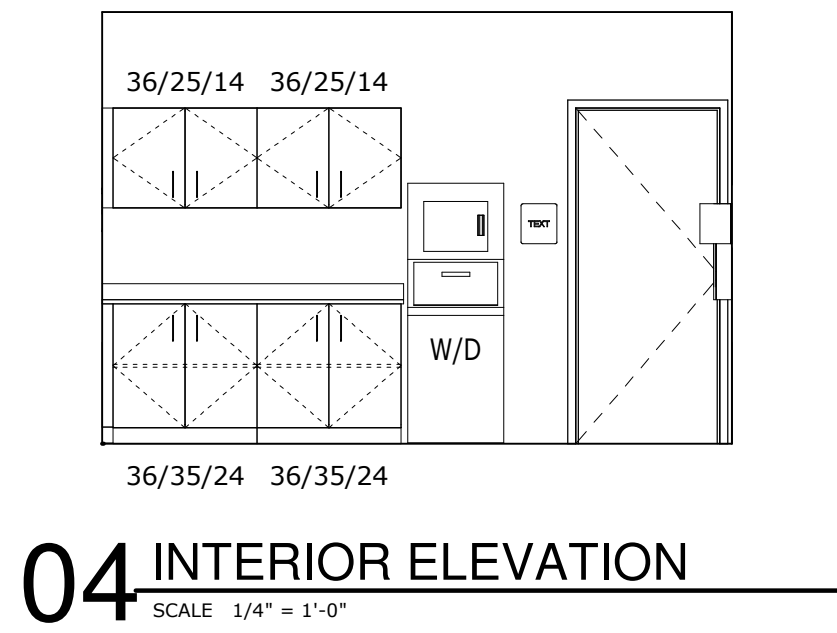
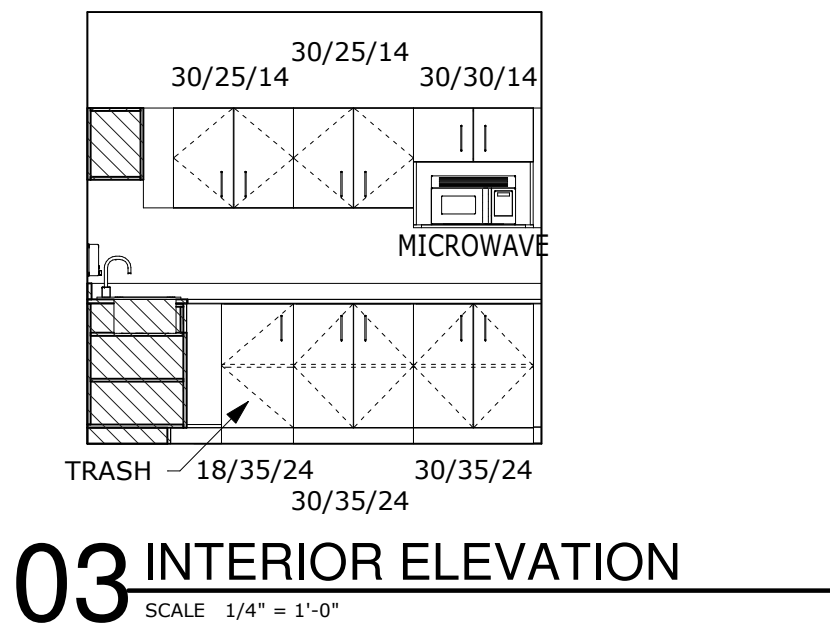
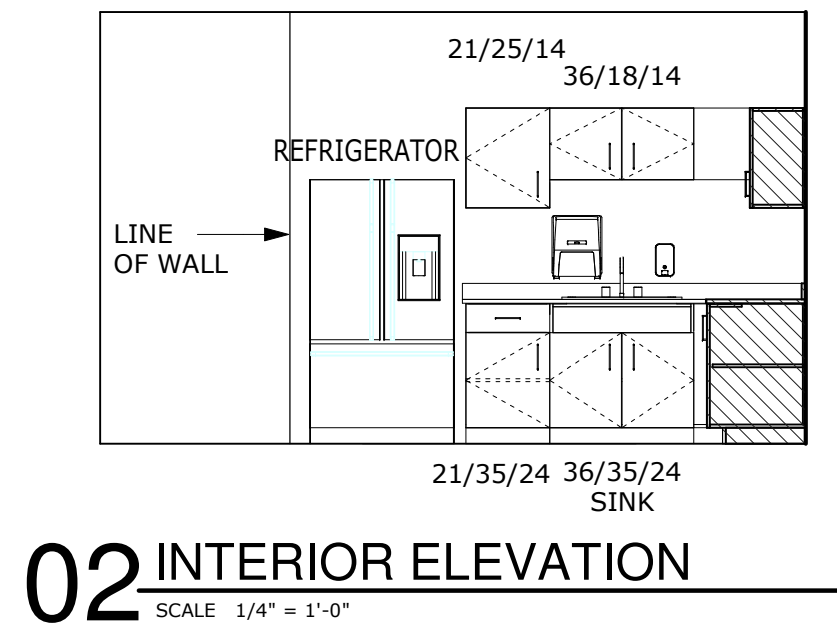
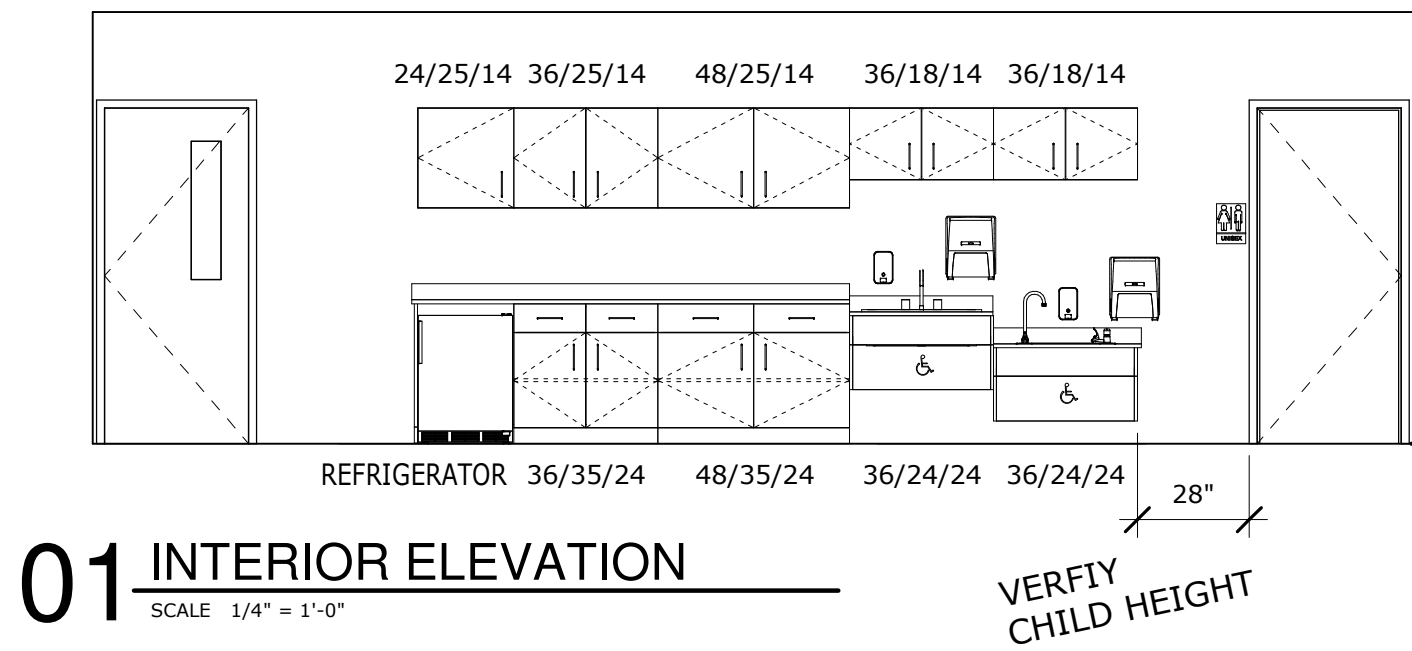
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ISSUANCES
90% 1/31/24

Details

COMM NO. 202314.00
SHEET NO.

A4.0



KEY TO CASEWORK NUMBERS

36/35/24
WIDTH/HEIGHT/DEPTH
(NOMINAL DIMENSIONS BASED ON CABINET WITH COUNTERTOP)

GENERAL ELEVATION NOTES

APPLICABLE TO ALL ELEVATION SHEETS

- WHERE ROOMS RECEIVE FIXED CASEWORK, PROVIDE WALL BASE ON ALL SUCH ITEMS UNLESS NOTED OTHERWISE - REFER TO FLOOR FINISH PLAN.
- ALL EXPOSED TO VIEW SURFACES SHALL RECEIVE HIGH PRESSURE PLASTIC LAMINATE UNLESS OTHERWISE NOTED. EASE ALL EDGES.
- PROVIDE GROMMETS AS NOTED - COORDINATE IN FIELD WITH ARCHITECT.
- COORDINATE ALL CASEWORK WITH PLUMBING AND ELECTRICAL DRAWINGS. MEPT DEVICES ARE SHOWN FOR REFERENCE ONLY - REFER TO MEPT SHEETS FOR MORE INFORMATION.
- WHEN SOAP & PAPER TOWEL DISPENSER IS SHOWN MOUNTED TO SIDE OF CASEWORK BOLT THROUGH FINISHED END PANEL.
- CASEWORK FILLER REQUIRED AT ALL MANUFACTURED CASEWORK.
- VERTICAL CASEWORK SURFACES TO RECEIVE PL-1; HORIZONTAL CASEWORK SURFACES TO RECEIVE PL-2.
- CONFIRM SIZE OF ALL APPLIANCES PRIOR TO FABRICATION OF CASEWORK. APPLIANCES BY OTHERS.
- SOAP AND PAPER TOWEL DISPENSERS PROVIDED BY OWNER, SHOWN FOR COORDINATION.
- AT COUNTERTOPS, PROVIDE SIDE SPLASHES AT ADJACENT WALLS AND TALL CABINETS.
- OFFICE COPIERS AND PRINTERS BY OWNER, SHOWN FOR COORDINATION.
- WHEN A PIECE OF CASEWORK IS LOCATED ON A CORNER, PROVIDE CHAIN STOPS FOR ALL CORNER DOORS.

PRELIMINARY
NOT FOR CONSTRUCTION

THE ARCHITECT INDICATED ABOVE HAS BEEN RETAINED SOLELY TO PREPARE DRAWINGS FROM INFORMATION FURNISHED BY THE OWNER AND OTHERS FOR THE PURPOSE OF OBTAINING BUILDING OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS REQUIRED BY THE APPLICABLE BUILDING AND ZONING CODES OR OTHER REGULATIONS, STATUTES OR ORDINANCES.

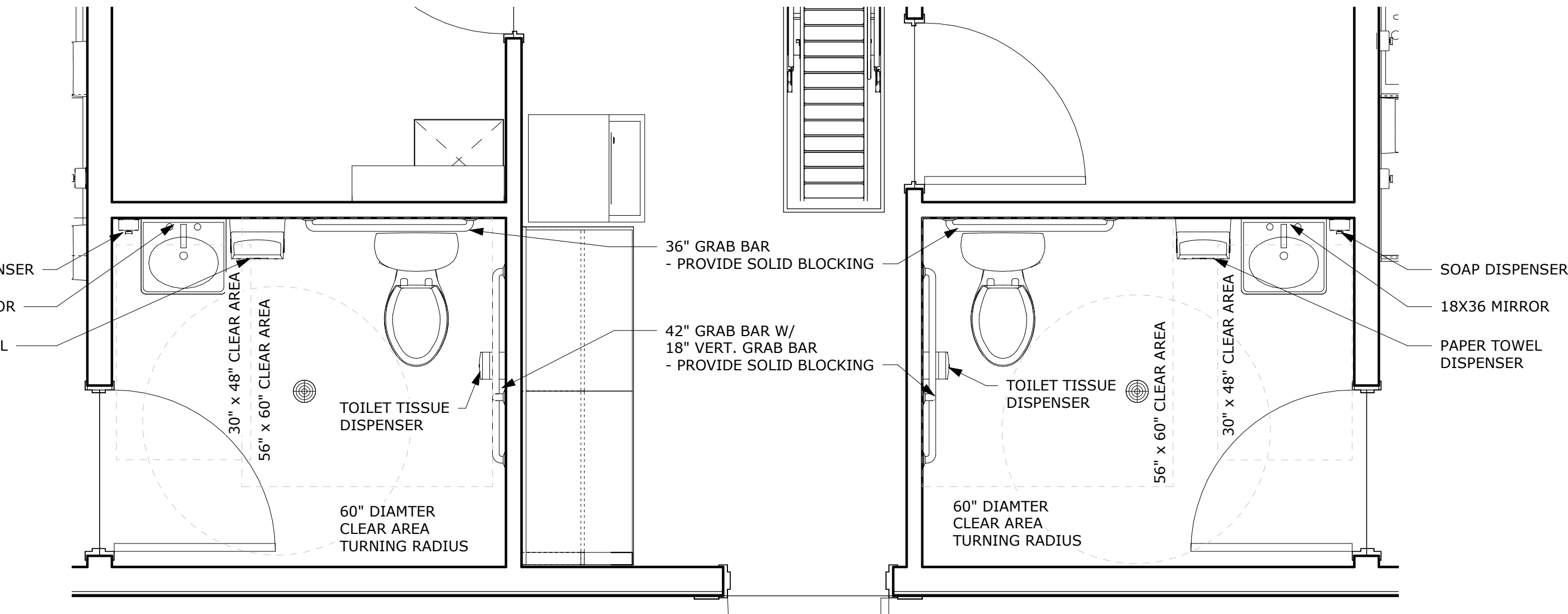
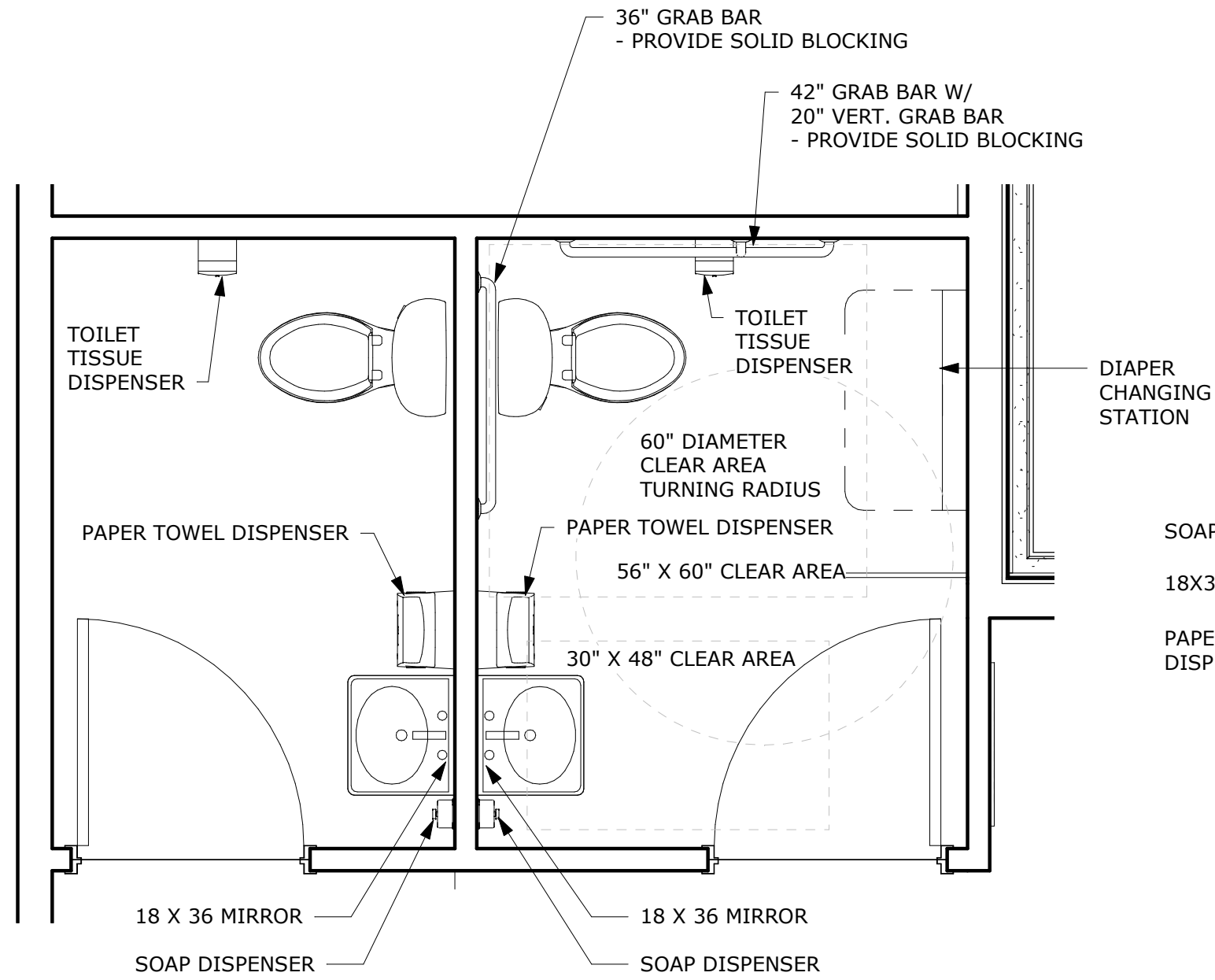
ALL WORK OF THE OWNER OR PERSONS PERFORMING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES, LAWS, REGULATIONS, ETC. HAVING JURISDICTION OVER THE WORK.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

**Gantz Park RecSchool
Program Center**

2255 Home Road
Grove City, OH 43123



ACCESSIBLE ELEMENTS NOTES

- ACCESSIBLE RESTROOM FIXTURES AND FITTINGS:
MANUFACTURER AND MODEL SHALL BE AS NOTED OR AN APPROVED ALTERNATE (per ADA ACCESSIBILITY GUIDELINES).
- ACCESSIBLE TOILET:
STERLING ACCESSIBLE TOILET "WINDHAM", # 402315, WHITE w/CHROME LEVER
 - LAVATORY:
- KOHLER "BRENHAM" # K-1999 WALL MOUNTED LAVATORY, w/ K-1998 SHROUD
 - ACCESSIBLE WATER FOUNTAIN:
- OASIS PBAC "BARRIER-FREE" ACCESSIBLE WALL MOUNT WATER COOLER - NOT REQUIRED
 - LAVATORY FAUCETS:
- DELTA # 501 FAUCET w/ R73040 1-1/4"OPEN GRID STRAINER
- EXPOSED PIPES AND SURFACES:
HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
- GRAB BARS:
- LOCATION AS SHOWN ON DRAWINGS. BLOCKING FOR GRAB BARS @ 36" & 42" OFF FLOOR, 1-1/2" DIAMETER WITH 1-1/2" SPACE TO WALL. BARS AND FASTENING SHALL WITHSTAND 250 LB.-FT. FORCE IN BENDING, SHEAR AND TENSION.
 - DOOR HARDWARE:
- ALL LATCHES SHALL HAVE LEVER HANDLES.
- ALL DOOR THRESHOLDS SHALL BE ACCESSIBLE.
- NO LATCH HANDLE SHALL BE MOUNTED HIGHER THAN 48" AFF.
- PROVIDE STOPS OR BUMPERS AT ALL DOORS TO PROTECT DRYWALL.

ACCESSORIES SHALL BE AS PER DETAILS ON THESE PLANS.
TOILET PAPER DISPENSER MOUNTING HT. = 19" MIN. TO CENTER. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
MIRROR MOUNTING HT. = BOTTOM @ 40" MAX. ABOVE FLOOR.
SOAP AND TOWEL DISPENSERS MOUNTING HT. = 44" MAX. ABOVE FLOOR @ SINK OR VANITY, 48" MAX. ABOVE FLOOR AT OPEN WALL.

REVIEW

8 RESTROOM PLANS

SCALE 1/2" = 1'-0"

05 CHILDRENS RESTROOM PLANS

SCALE 1/2" = 1'-0"

06 ADULT RESTROOM MOUNTING HEIGHTS

SCALE 1/2" = 1'-0"

07 CHILDREN RESTROOM MOUNTING HEIGHTS

SCALE 1/2" = 1'-0"

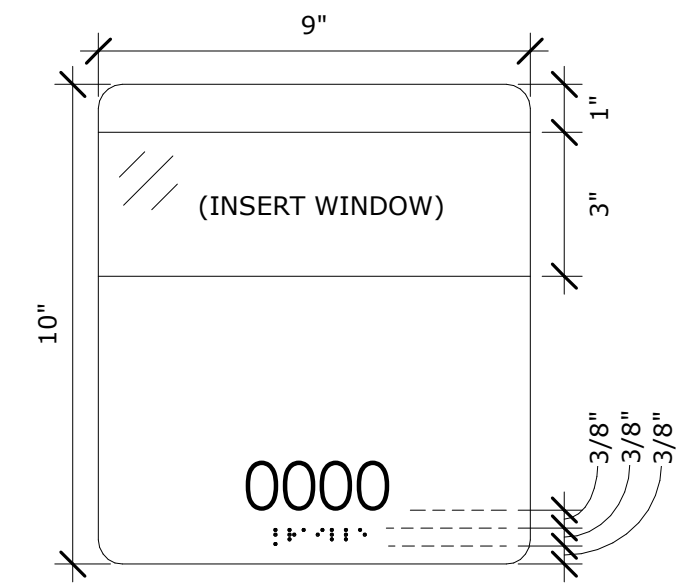
Interior
Elevations

COMM NO. 202314.00
SHEET NO.

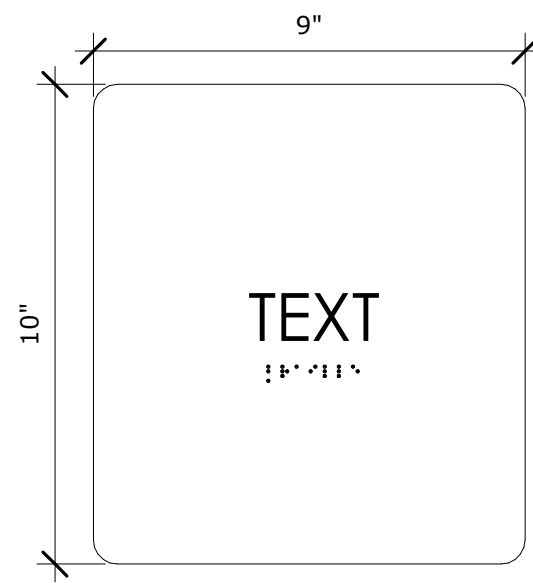
A4.1

SIGNAGE TYPES

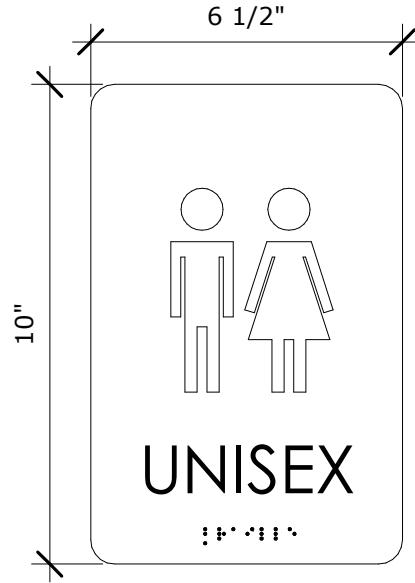
A ROOM NUMBER & NAME INSERT
RAISED, 5/8" HIGH TEXT WITH BRAILLE 3" NAME INSERT WINDOW SLOT



C ROOM NAME
RAISED, 5/8" HIGH TEXT WITH BRAILLE



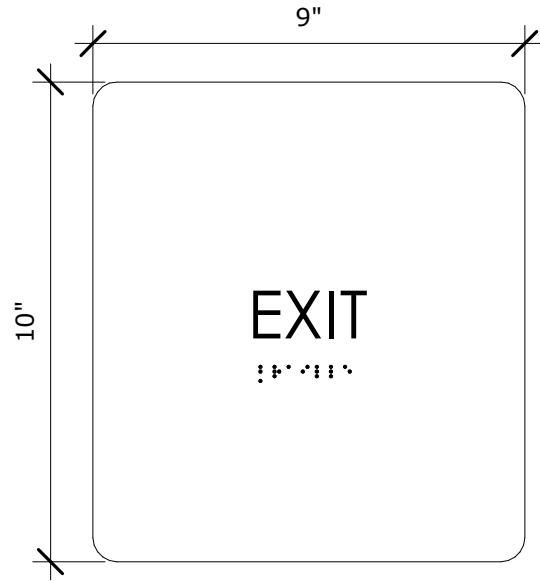
G UNISEX RESTROOM
RAISED, 5/8" HIGH TEXT & GRAPHICS WITH BRAILLE



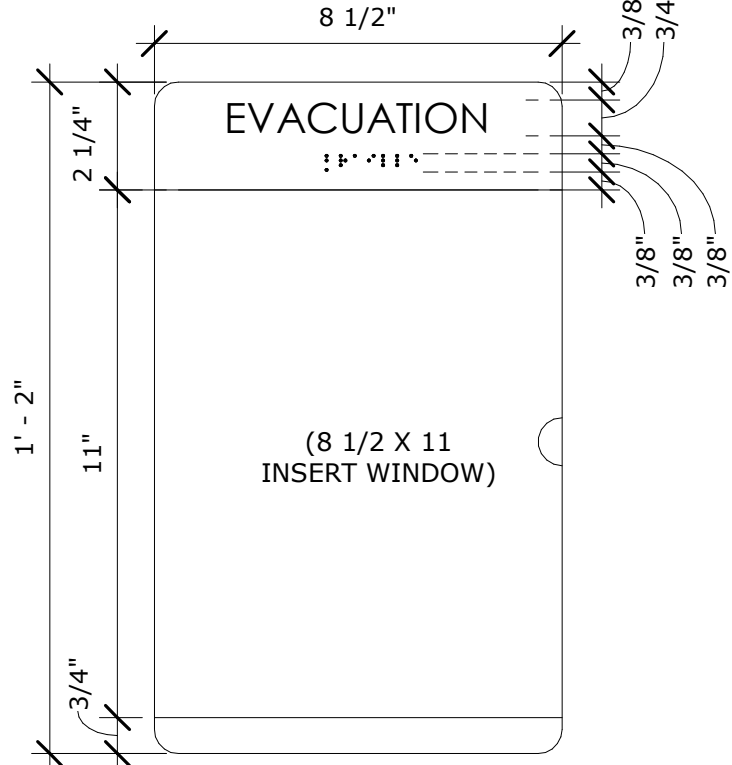
Ga UNISEX RESTROOM w/ADA GRAPHIC
RAISED, 5/8" HIGH TEXT & GRAPHICS WITH BRAILLE



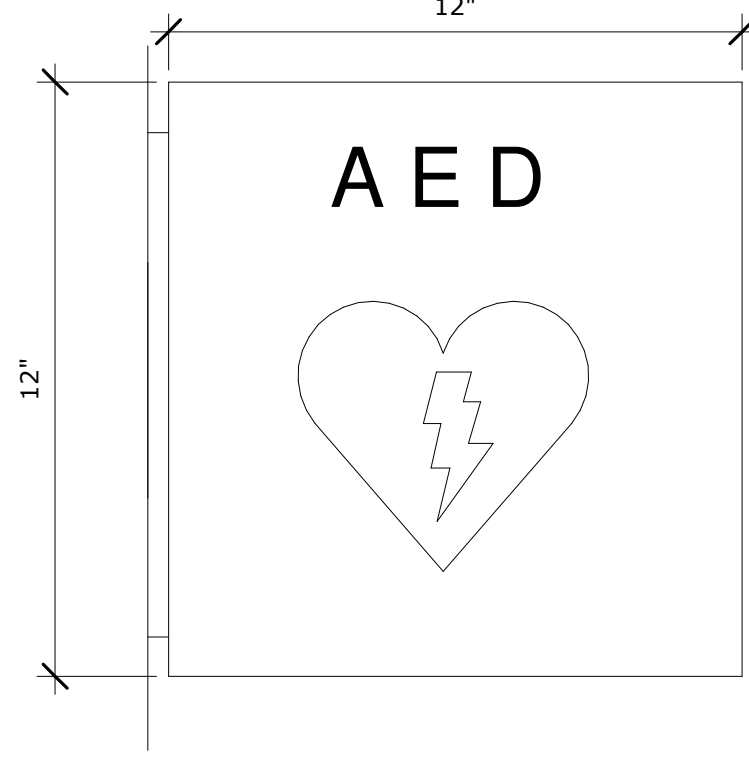
H EXIT
RAISED, 5/8" HIGH TEXT WITH BRAILLE



K EVACUATION
RAISED, 5/8" HIGH TEXT WITH BRAILLE



Q LIFE SAFETY ID
RAISED, 5/8" HIGH TEXT WITH BRAILLE



R NO SMOKING
RAISED, 5/8" HIGH TEXT & GRAPHICS WITH BRAILLE

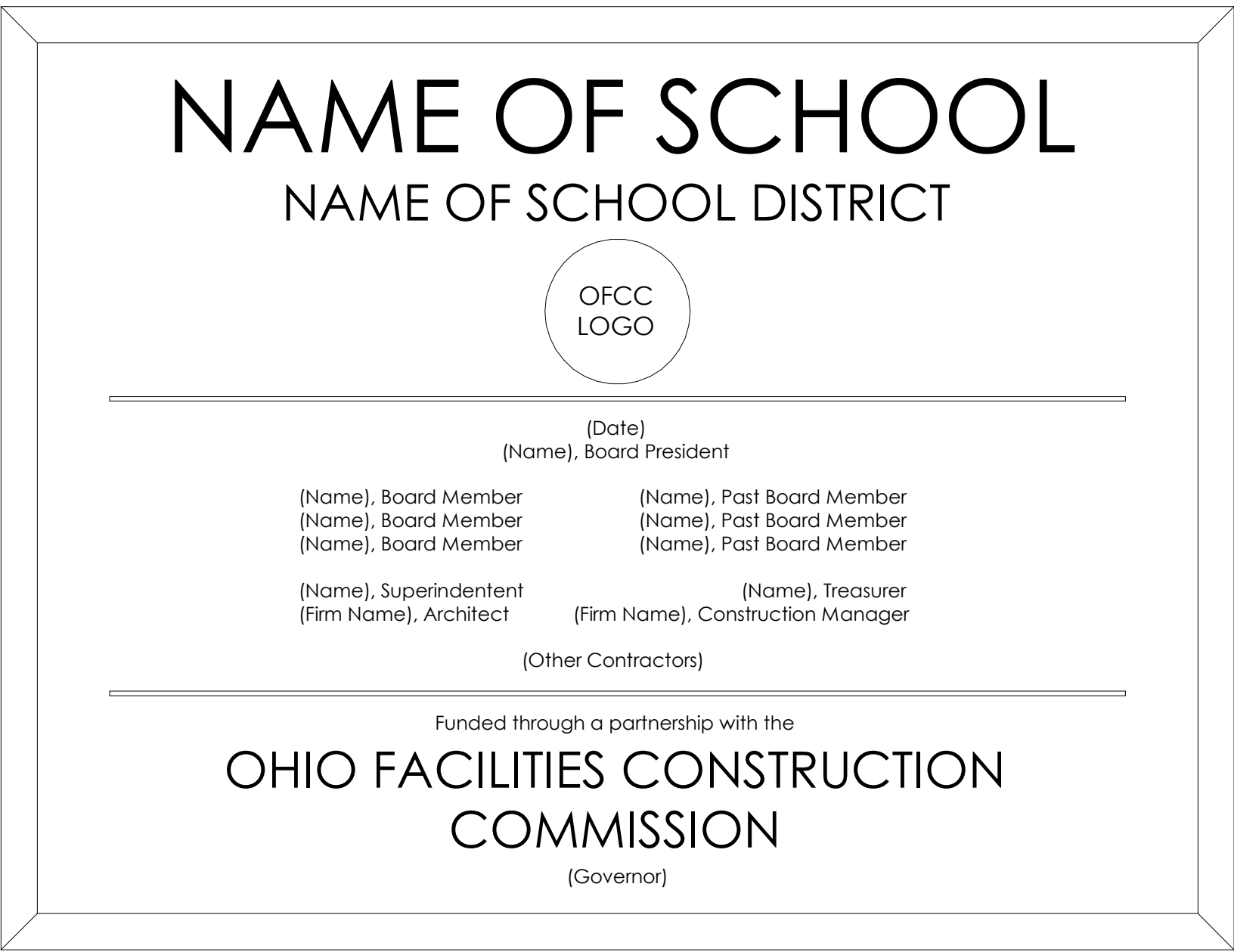


SPECIALTY SIGNAGE TYPES

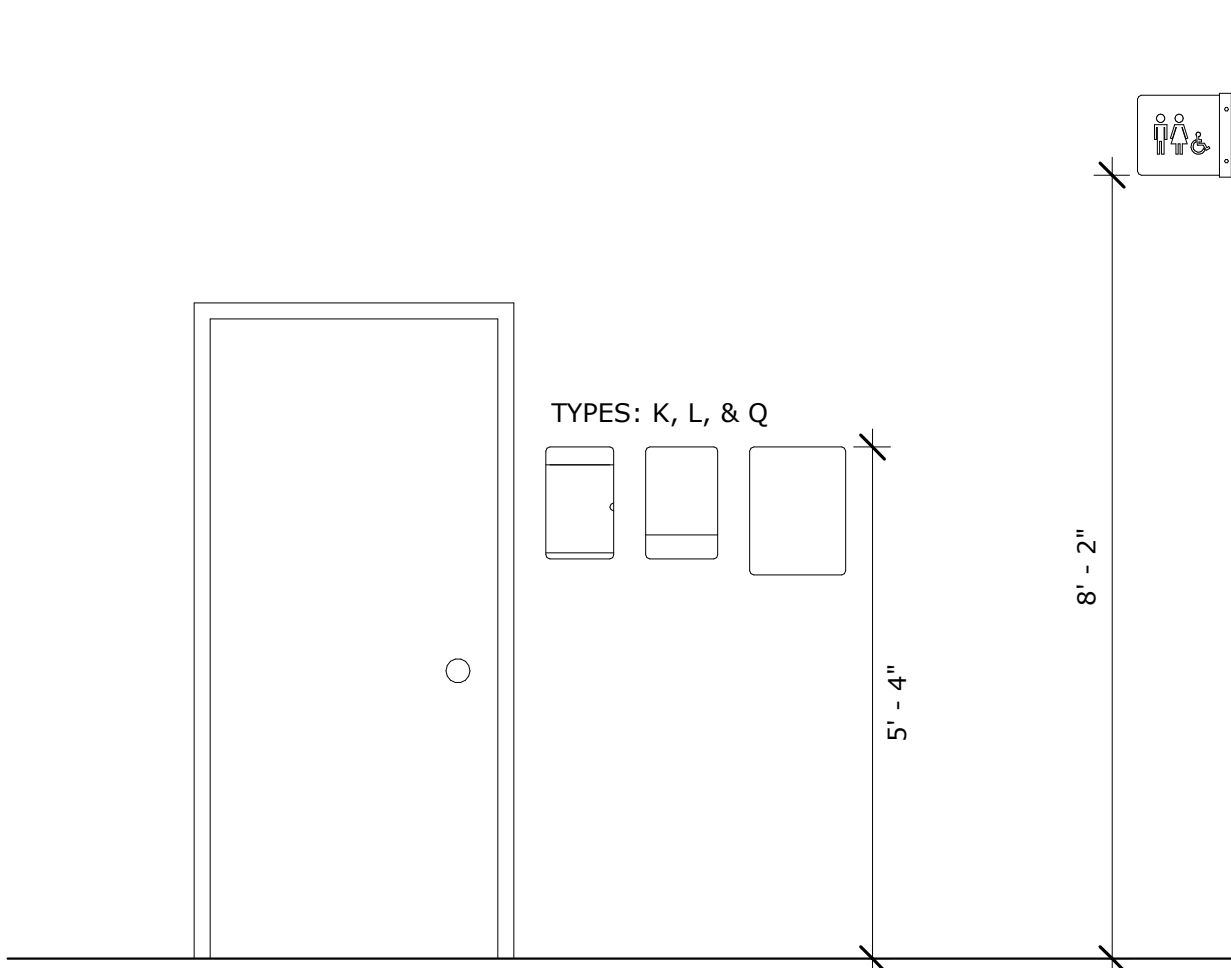
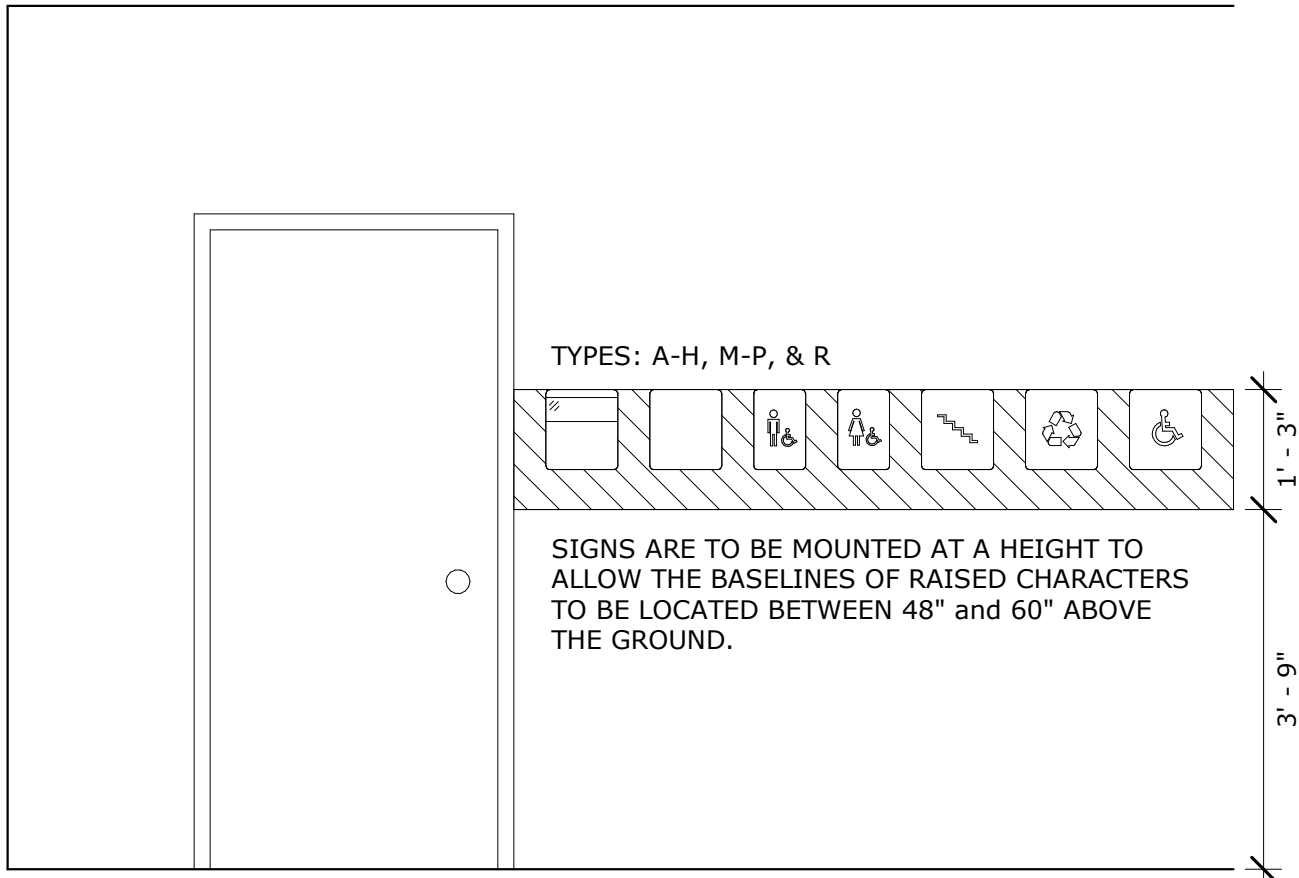
1a "Welcome to..." DIMENSIONAL LETTERS
CENTURY GOTHIC FONT
7" SIZE TEXT

Welcome to
(Name of School)

1c DEDICATION PLAQUE



MOUNTING HEIGHTS



01 MOUNTING HEIGHTS

SCALE 1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

THE ARCHITECT INDICATED ABOVE HAS BEEN RETAINED SOLELY TO PREPARE DRAWINGS FROM INFORMATION FURNISHED BY THE OWNER AND OTHERS FOR THE PURPOSE OF OBTAINING BUILDING OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS REQUIRED BY THE APPLICABLE BUILDING AND ZONING CODES OR OTHER REGULATIONS, STATUTES OR ORDINANCES.

CDA
COMMUNITY
DESIGN ALLIANCE

236 High Street
Hamilton, Ohio 45011
513-275-1740

Gantz Park RecSchool
Program Center
2255 Home Road
Grove City, OH 43123

ISSUANCES
90% 1/31/24

Signage
Details

COMM NO. 202314.00
SHEET NO.
A4.2



Gantz Park RecSchool
225 Home Road
Grove City, Ohio 43123

CDA
COMMUNITY
DESIGN ALLIANCE



ITEM 1: 202401160001 – Grove City Maintenance Building – Final Development Plan

Site Location

3262 Ventura Boulevard (PID: 040-003360)

Proposal

A development plan for 14,972-square-foot maintenance building

Zoning

PSO (Professional Services) and SD-3 (Recreational Facilities)

Future Land Use

Suburban Living (Low Intensity)

Property Owner

The City of Grove City Ohio

Applicant/Representative

Charles W. Boso Jr, City Administrator

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135. 12
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation

Contents

	Page
1. Context Map	2
2. Analysis.....	3
4. GC2050 Analysis.....	4
5. Recommendation	5
6. Detailed History.....	5

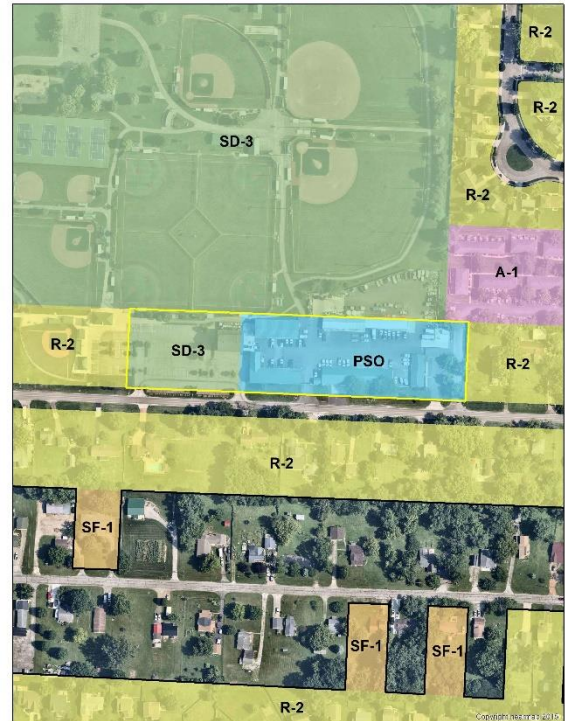
Case Manager

Dash Logan AICP, Senior Planner
dlogan@grovecityohio.gov
614 277-3024

Summary

The applicant is requesting approval of a Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan will move forward to City Council.

1. Context Map

This property is located at 3262 Ventura Boulevard (PID: 040-003360)



202401160001
Grove City Maintenance Building
Final Development Plan
PID: 040-003360

0 100 200 400 Feet



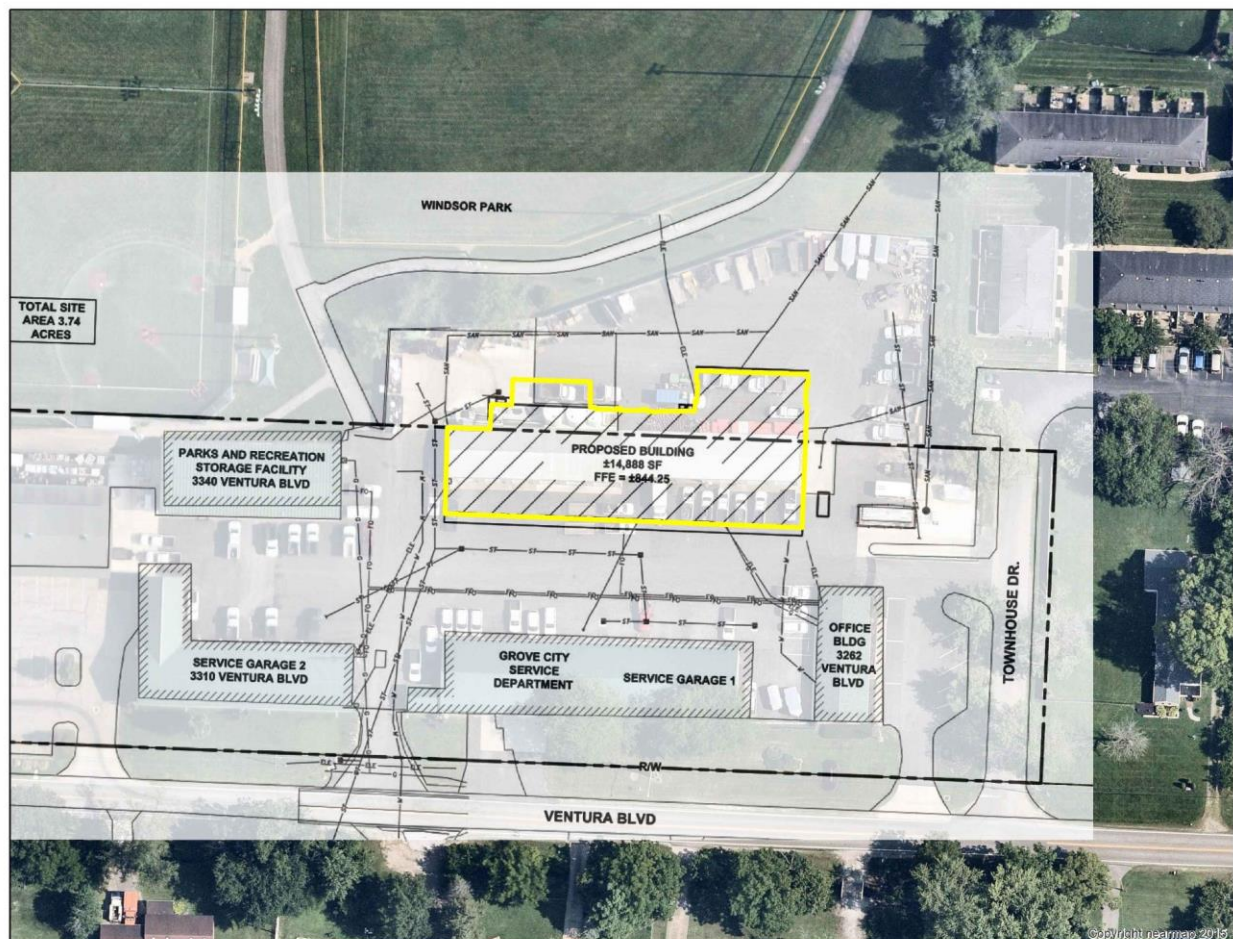
2. Analysis

The applicant is requesting approval of a Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard. The proposed location of the building overlaps onto two parcels, zoned PSO (Professional Services), and SD-3 (Recreational Facilities). A rezoning application has been submitted for concurrent review to rezone the location of the proposed building as part of a larger rezoning including the Service Department Complex, Windsor Park, and other contiguous city-owned property to CF (Community Facilities).

The GroveCity2050 Future Land Use and Character Map designates the site as Suburban Living (Low Intensity) and Preservation. Civic uses are listed as a secondary use in the Suburban Living (Low Intensity) designation, and the proposed garage would replace an existing building at a facility essential to providing city residents with a high-quality level of services.

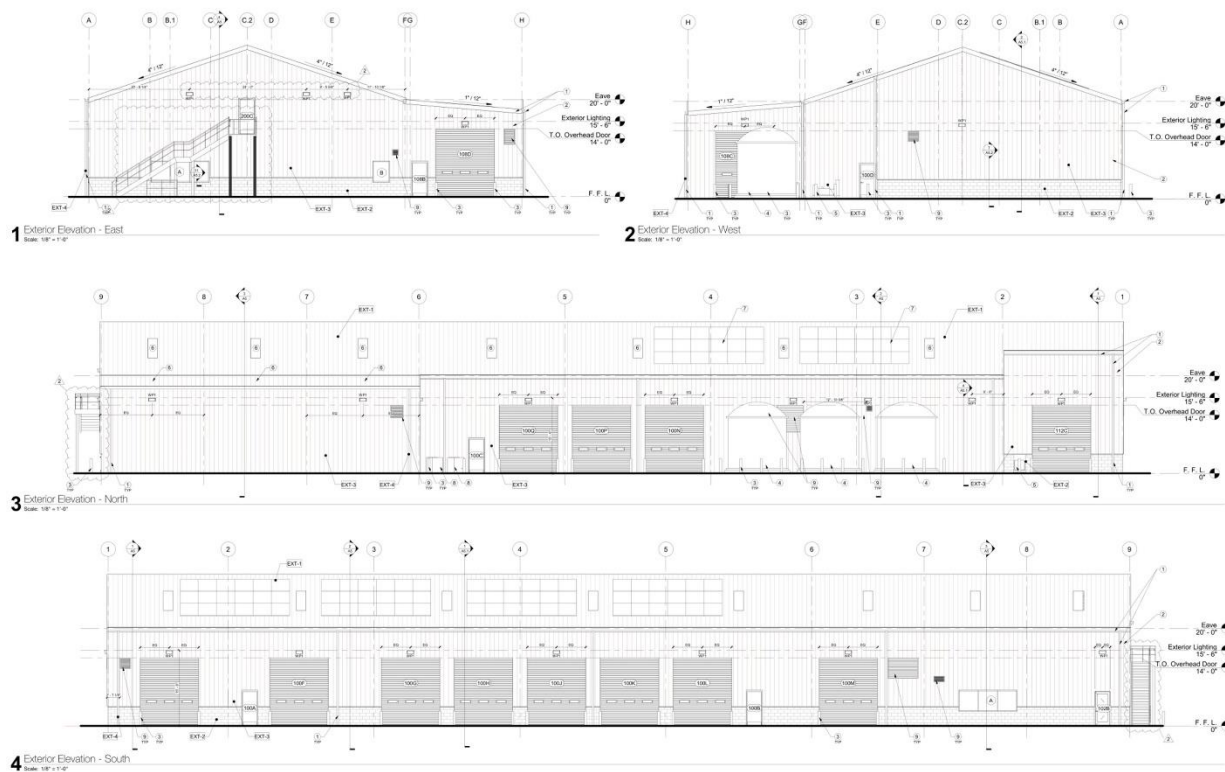
Site Plan

The proposed building will be located along the northern property line in the location of an existing building which will be demolished. The new building will occupy a larger footprint than the demolished building, including crossing the property line into Windsor Park, but will remain within the existing limits of the maintenance facility. As the building crosses the property line, to eliminate concerns related to building setbacks, the parcel containing most of the structure (PID 040-003360) should be combined with the parcel to the north (PID 040-001209). Existing drive aisles through the site will provide access to all sides of the new building.



Building

The proposed building will occupy a footprint of 14,972 square feet, and measure 31' 2" from grade to the peak of the roof. The building will be primarily finished with corrugated metal wall panels with a split-face concrete block base, both of which will be colored to match the other buildings on site. Green metal panel roofing is proposed, which will also match other buildings on site. Metal drive-in doors are proposed to provide access to the inside bays and will be finished white.



Landscaping

While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping. However, given the location of the building and the fact that it is designed to accommodate vehicle maintenance, if landscaping cannot be planted around the perimeter of the building, the required plantings should be located elsewhere on-site at the quantities required by code.

3.GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding is Met: The proposed facility will not detract from the city's small-town character and will allow the city to continue to provide a high-quality level of services to both current and future residents.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: The proposed buildings utilize the same exterior finish materials as the existing buildings on site which will keep a consistent aesthetic within the service complex.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding Not Applicable: No changes are proposed to the area transportation network as a part of this application.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

Finding Not Applicable: Although the proposed building is adjacent to Windsor Park, the footprint is contained entirely within the existing limits of the service complex. As such, no changes are proposed to parkland as part of this application.

- (5) **Development provides the city with a net fiscal benefit.**

Finding Not Applicable: The scope of this development is limited in applicability to this principle, as the request is to replace an existing structure with a more modern facility to allow for the city to continue to provide a high-quality level of service to residents.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulation:

1. The parcel containing the majority of the structure (PID 040-003360) shall be combined with the parcel to the north (PID 040-001209).

6. Detailed History

1997

City Council approved a Development Plan for the Grove City Service Complex with resolution CR-17-97.

2005

City Council approved a Development Plan for a 4,466 square-foot garage with Resolution CR-95-05.

2016

City Council approved a Development Plan for a 3,240 square-foot garage with Resolution CR-49-16.



Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Grove City Maintenance Building

PROJECT LOCATION: 3262 Ventura Boulevard

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-003360 & 040-001209

ACREAGE AFFECTED BY THIS APPLICATION: ± 2.00 ac

EXISTING ZONING: PSO

EXISTING LAND USE: PSO

PROPOSED ZONING: CF (Community Facilities)

PROPOSED LAND USE: (Community Facilities)

FUTURE LAND USE DESIGNATION: Suburban Living (Low Intensity)

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

The City of Grove City Ohio 4035 Broadway Grove City Ohio, 43123

Name Address City, State, Zip

(614) 277-3000

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Charles W. Boso Jr. City Administrator The City of Grove City Ohio

Name Title Company / Organization

4035 Broadway Grove City, Ohio 43202

Address City, State, Zip

(614) 277- 3000

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City, State, Zip

Phone

Fax

Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Grove City Maintenance BuildingDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒ACREAGE DISTURBED: ±2.00 ac TOTAL FLOOR AREA: 14,972 sfNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 31' 2"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Charles W. Boso Jr, City Administrator, the current property owner hereby authorize the applicant The City of Grove City Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner:  Date: 01/17/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 17 day of January


Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I, Charles W. Boso Jr. , City Administrator, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
 - ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
 - ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.
- Additional Notes:
1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
 2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
 3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Prater Engineering Associates, Inc
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

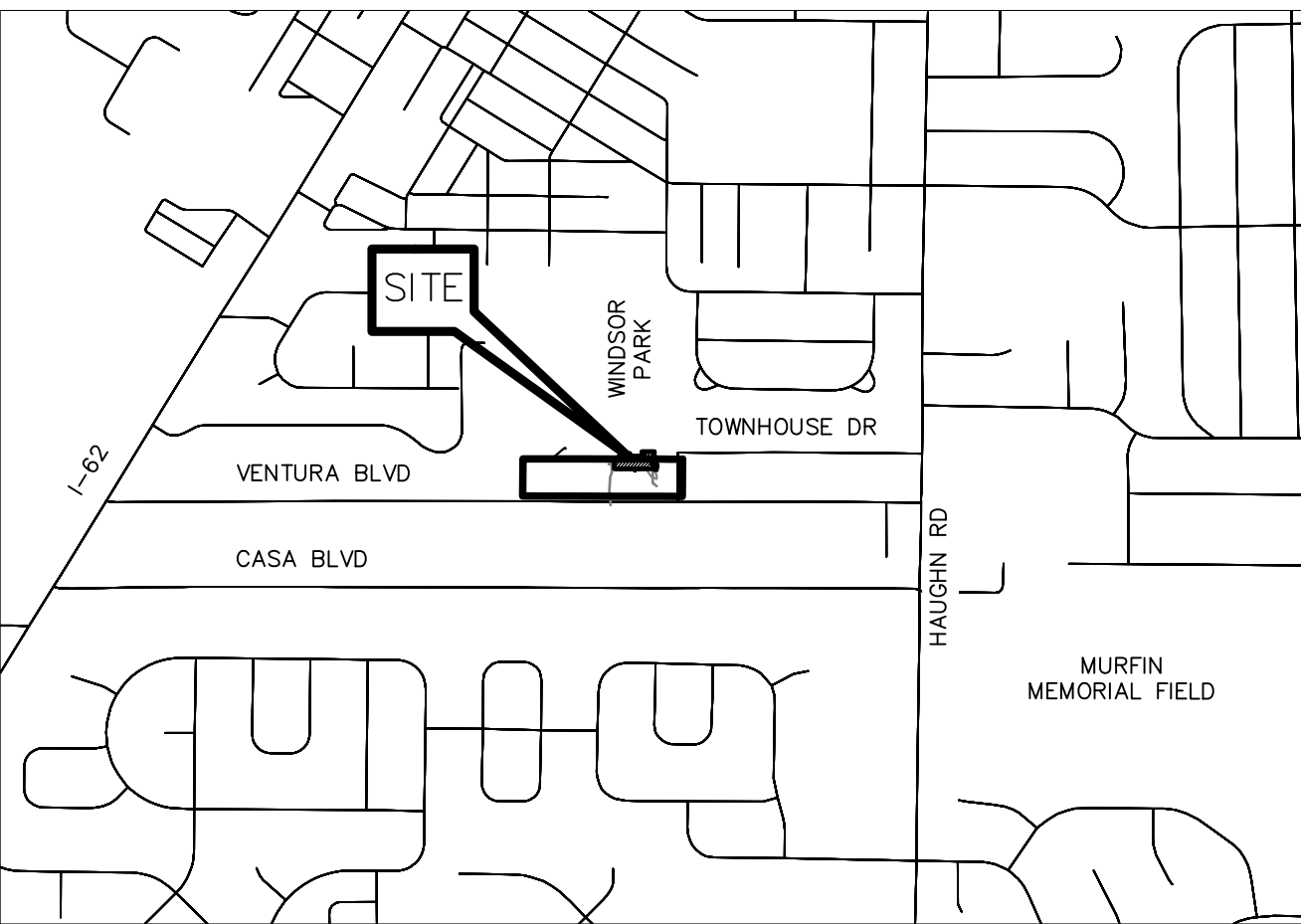
CITY OF GROVE CITY, OHIO
PRIVATE SITE IMPROVEMENT PLAN FOR
GROVE CITY
SERVICES BUILDING
2023

Sheet List Table	
SHEET NO.	SHEET TITLE
1	Title Sheet
2	General Notes
3	General Notes
4	Details and Quantities
5	Demolition Plan
6	Grading and Utility Plan
7	Erosion Control Notes

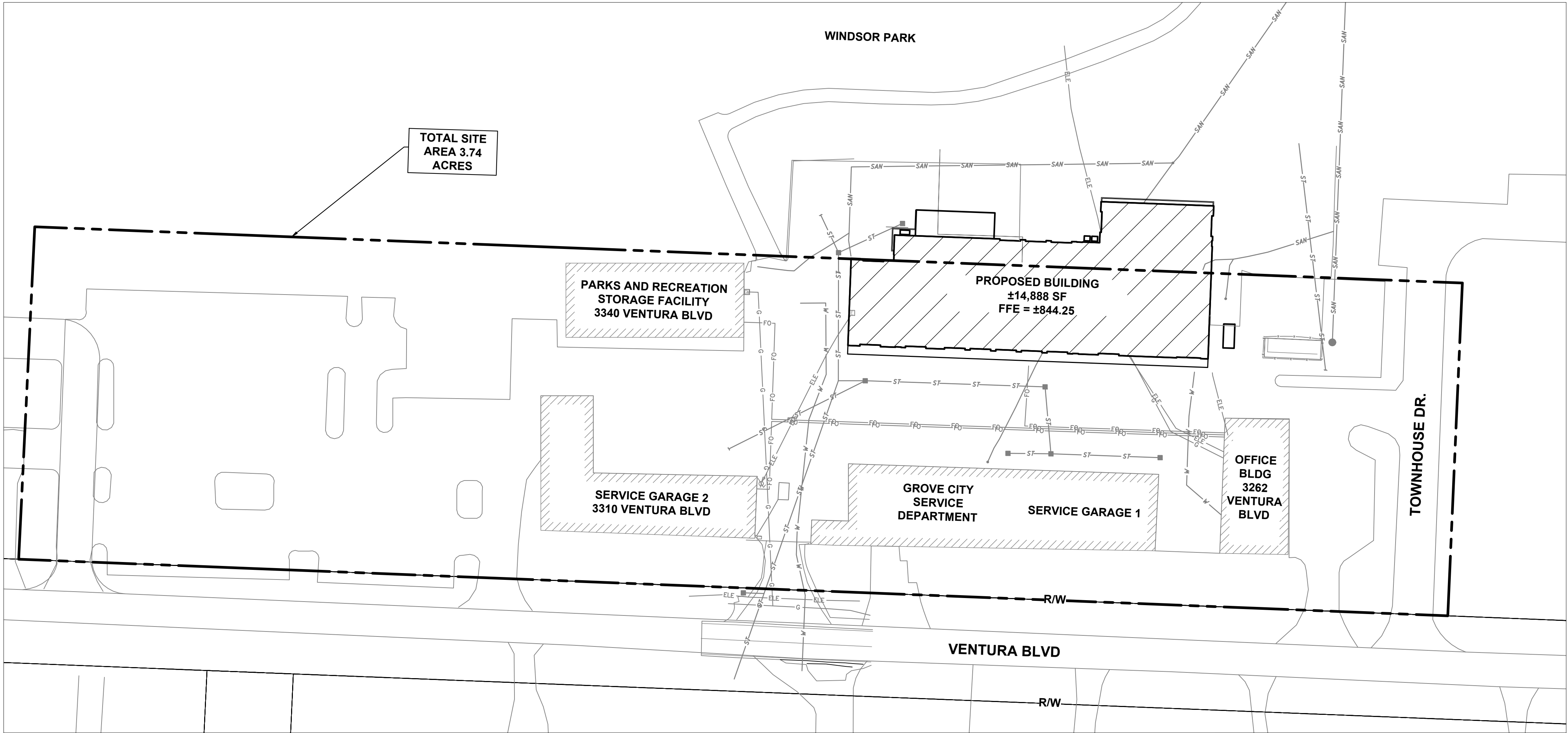
SITE DATA
DISTURBED ACREAGE: ±0.64 AC
TOTAL SITE AREA: ±3.74 AC

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY PERFORMED BY CESO ON 5/10/2023, AND LIDAR DATA PROVIDED BY OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM OBTAINED ON 6/5/2023.



VICINITY MAP
SCALE: 1"=1000'



INDEX MAP
SCALE: 1"=60'

STANDARD CONSTRUCTION DRAWINGS			
CITY OF GROVE CITY		CITY OF COLUMBUS	
C-GC-26	C-GC-71A	L-1001	L-6312
C-GC-58	C-GC-77	L-1003	L-6320
		L-1004	L-6640
		L-6306	L-7001
		L-6309A	L-7401
		L-6310	L-9901
		L-6311	

OWNER
GROVE CITY SERVICE DEPARTMENT
3262 VENTURA BLVD.
GROVE CITY, OH 43123
CONTACT: CINDI FITZPATRICK
TEL: (614) 277-1101
EMAIL: CFITZPATRICK@GROVECITYOHIO.GOV

ARCHITECT
DESIGN COLLECTIVE
151 EAST NATIONWIDE BLVD.
COLUMBUS, OH 43215
CONTACT: MATTHEW ALTHOUSE
TEL: (614) 464-2880
EMAIL: MALTHOUSE@DCCOLLECTIVE.COM

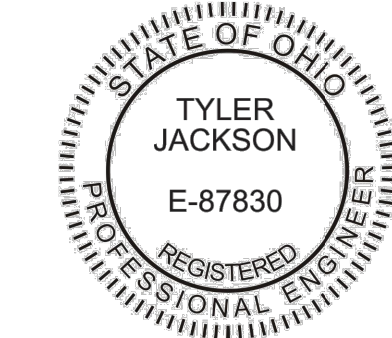
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43231
CONTACT: TYLER JACKSON
TEL: (614) 472-8552
EMAIL: TYLER.JACKSON@KIMLEY-HORN.COM

SURVEYOR
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
CONTACT: MATT ACKROYD
TEL: (380) 214-8986
EMAIL: MATT.ACKROYD@CESOINC.COM

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TYLER JACKSON, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF GROVE CITY SERVICES DEPARTMENT BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11TH DAY OF OCTOBER , 2023.



[Signature]
OHIO LICENSED PROFESSIONAL ENGINEER E-87830
MY LICENSE EXPIRES ON 12/31/2024

Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: ELS	DRAWN BY: GTU	CHECKED BY: BP
TITLE SHEET			
GROVE CITY MAINTENANCE BUILDING		GROVE CITY, OH (JACKSON TOWNSHIP - FRANKLIN COUNTY)	
ORIGINAL ISSUE: 10/11/2023		KHA PROJECT NO. 190101002	
SHEET NUMBER 1		OF 7	

Page 55 of 129

This document, together with the concepts and designs presented herein, as an instrument

STREET, STORM AND WATER GENERAL NOTES - REVISED MARCH 28, 2023

THE TRENCH BACKFILL FOR WATER MAIN: TRENCHES WITHIN A 1:1 INFLUENCE OF THE ROADWAY AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN 3-FEET BEHIND THE CURB OR EDGE OF PAVEMENT, SHALL BE FILLED AND COMPACTED PER 801.11 BACKFILL. TRENCHES WITHIN THE RIGHT-OF-WAY, BUT OUTSIDE THE ROAD INFLUENCE, SHALL BE FILLED AND COMPACTED AS PER 801.12 BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER 801.12 BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS.

ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS.

801.11 BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 801.11. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL VALVES AND STRUCTURES. ITEM 613 LOW STRENGTH MORTAR BACKFILL IS REQUIRED WHEN THE SEWER IS INSTALLED UNDER EXISTING PAVEMENT, BUT OTHERWISE ONLY ALLOWED WHEN SPECIFICALLY REQUESTED BY THE CITY. IN SUCH CASES SHALL BE TYPE II OR TYPE III.

801.12 BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN 2-INCHES ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED PER THE REQUIREMENTS OF 801.12.

AGGREGATE FOR BEDDING SHALL BE ITEM 50. 57 AS PER ITEM 703.

THE EXCAVATED TRENCH WIDTH 12-INCHES ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.

39. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE.

40. WATER MAIN SEPARATION: THE CONTRACTOR SHALL MAINTAIN 18-INCHES VERTICAL AND 10-FEET HORIZONTAL SEPARATIONS BETWEEN ANY WATER MAIN AND SANITARY OR STORM SEWERS.

41. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

42. GRADE CHECKS: THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROPE ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND AT THE REQUEST, THE CITY'S SURVEYOR. THE CONTRACTOR SHALL REQUEST THE CITY'S SURVEYOR TO PERFORM GRADE CHECKS WHEN REQUESTED BY THE RPR. THE RPR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINE REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR.

THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:

- A. PROPER PLACEMENT OF EACH STRUCTURE.
- B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
- C. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
- D. GRADE, AT ANY OTHER TIME THE RPR HAS REASON TO QUESTION GRADE OF INSTALLATION.

A GRADE CHECK PERFORMED BY THE CITY RPR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE.

43. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.

IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY.

44. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6-INCH AND A MAXIMUM OF 12-INCH SHALL BE FIELD PLACED WITH GRADE RINGS TO ALLOW FOR FIELD ADJUSTMENT.

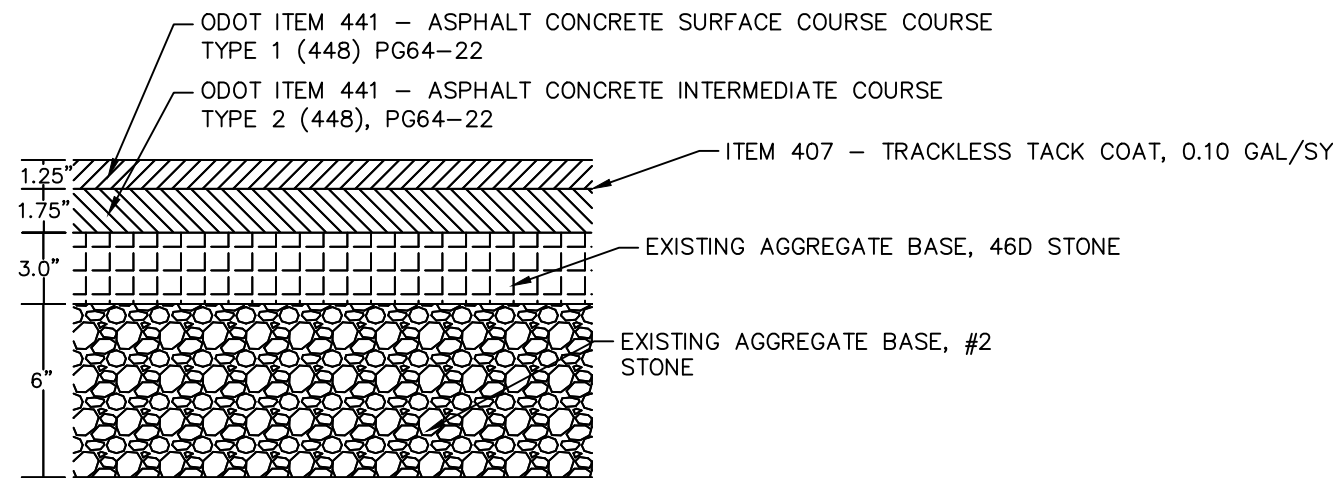
45. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY.

46. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS SHALL BE MADE ON ALL SANITARY SEWER, WATER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE, OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE.

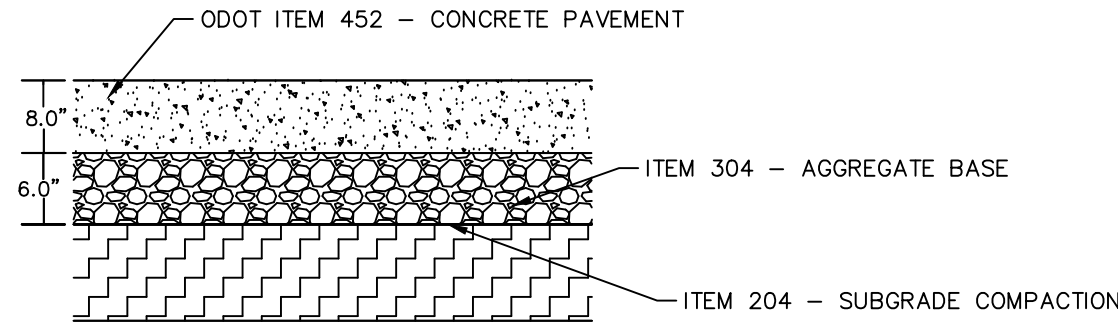
47. CONCRETE CURE AND SEAL: ALL EXPOSED EXTERIOR CONCRETE FINISHED FLATWORK IS TO RECEIVE 2 COATS OF DAYTON SUPERIOR CURE & SEAL 1315 F, VOCOMP-25 CURE & SEAL, OR APPROVED EQUAL. NO OTHER METHOD OR CURING COMPOUND WILL BE PERMITTED. THIS NOTE SUPERSEDES ANY OTHER NOTE OR STANDARD DRAWING REFERENCED. PAYMENT FOR THIS CURING COMPOUND AND ASSOCIATED WORK SHALL BE INCLUDED IN THE ASSOCIATED PAY ITEMS THAT REQUIRE EXPOSED CONCRETE FLATWORK INCLUDING BUT NOT LIMITED TO CURB, COMBINED CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS, AND CURB RAMPS.

48. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS PER LATEST VERSION OF RECORD DRAWING POLICY AT TIME OF PROJECT COMPLETION. AT A MINIMUM, THE PLANS MUST INCLUDE TOP OF CASTING AND INVERT ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS MUST ALSO INCLUDE THE INSTALLED PIPE LENGTH, PIPE DIAMETER, COORDINATES OF WATER QUALITY BMPs, AND NORMAL POOL ELEVATIONS. WATER INFRASTRUCTURE SHALL BE DOCUMENTED ON THE RECORD DRAWINGS IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBUS WATER LINE RECORD PLAN PREPARATION CHECKLIST. A REDLINE SET OF PLANS REFLECTING THE AS-BUILT INFORMATION SHALL BE KEPT ONSITE AND UPDATED BY THE RESIDENT PROJECT REPRESENTATIVE. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. UPON APPROVAL OF THE REDLINE SET THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN ELECTRONICALLY DRAFTED RECORD DRAWING SET TO THE CITY.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

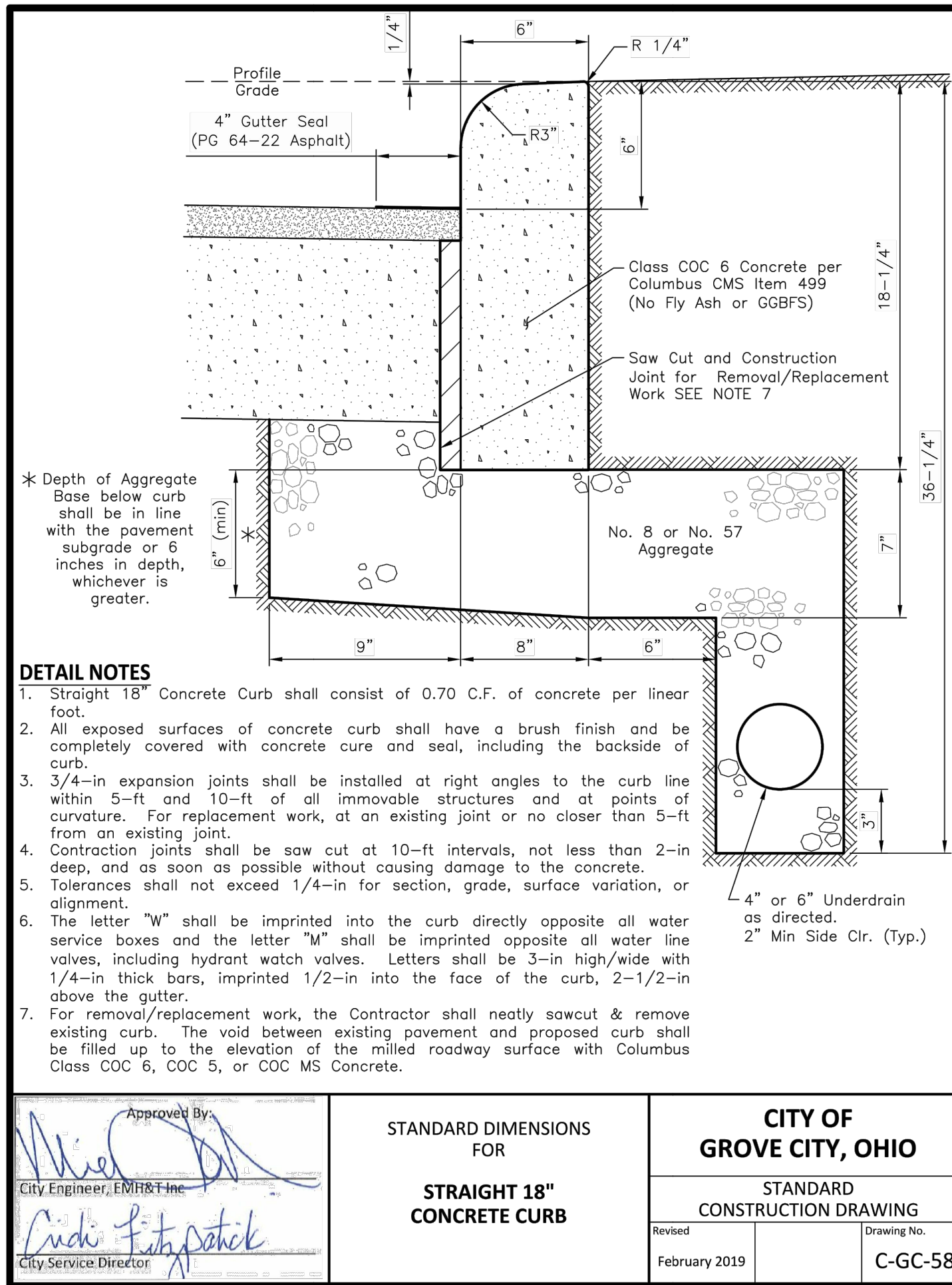


PROPOSED ASPHALT PAVEMENT SECTION
N.T.S.



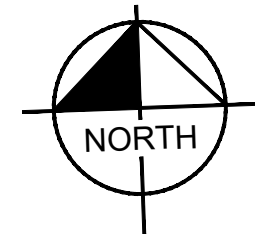
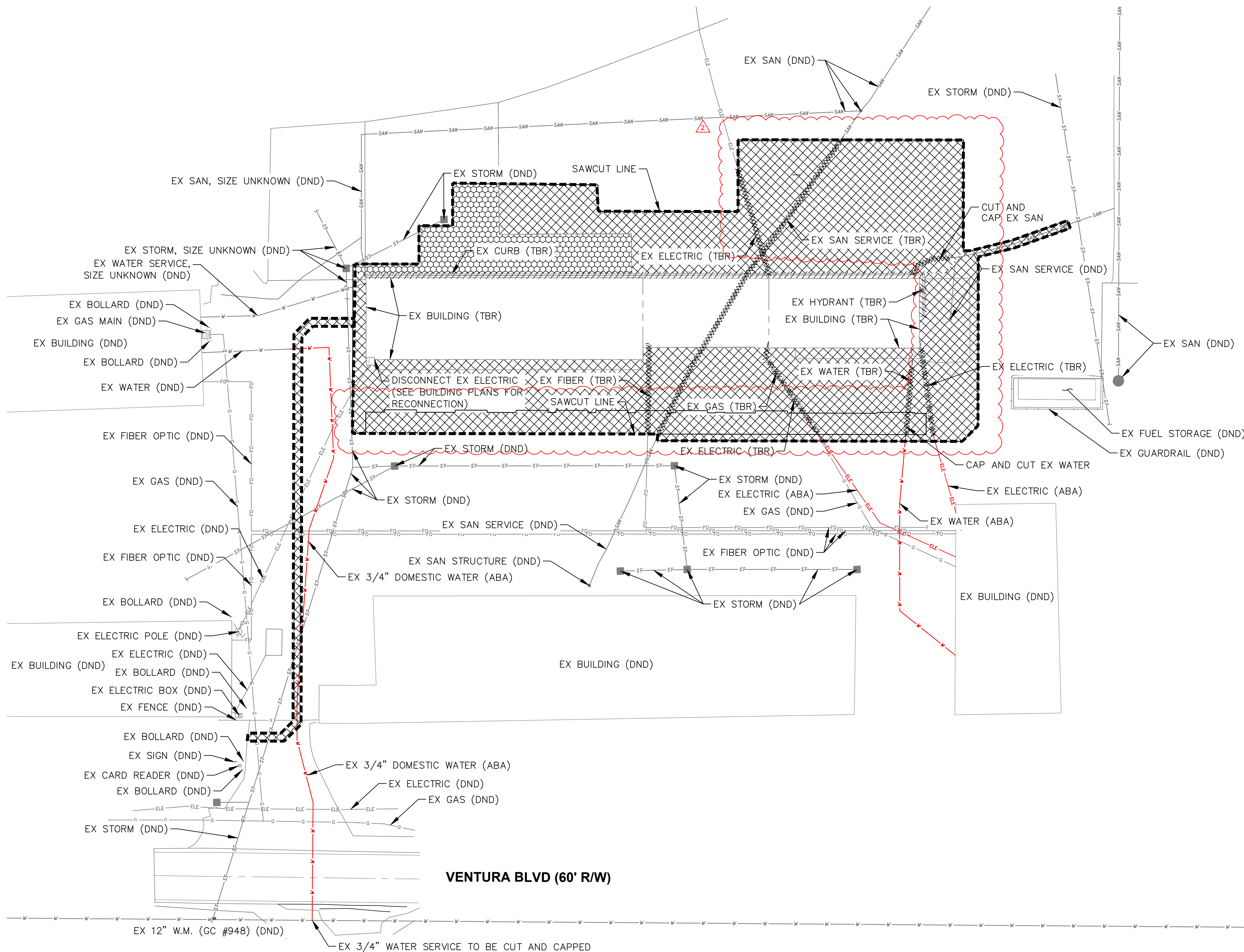
CONCRETE PAVEMENT SECTION
N.T.S.

ESTIMATE OF QUANTITIES			
ITEM	QTY	UNIT	DESCRIPTION
202	1141	SY	ASPHALT PAVEMENT REMOVAL
202	183	SY	CONCRETE PAVEMENT REMOVAL
202	LUMP	SUM	MISC UTILITY REMOVAL AND ABANDONMENT PER PLAN
207	8	EA	INLET PROTECTION
441	312	SY	CONCRETE PAVEMENT
441	605	SY	ASPHALT PAVEMENT
609	110	LF	STRAIGHT 18" CONCRETE CURB
901	220	LF	6" SANITARY PIPE AND APPURTENANCES
915	3	EA	SANITARY SEWER CLEANOUT WITH CAST IRON BOX AND COVER



GROVE CITY MAINTENANCE BUILDING GROVE CITY, OH (JACKSON TOWNSHIP - FRANKLIN COUNTY)			DETAILS AND QUANTITIES			SCALE: AS NOTED DESIGNED BY: ELS DRAWN BY: GTJ CHECKED BY: BP			Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43201 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM			REVISIONS PER BUILDING PERMIT CORRECTIONS 12/12/2023 TGJ														
ORIGINAL ISSUE: 10/11/2023			KHA PROJECT NO. 190101002			SHEET NUMBER			No.			REVISIONS			DATE			BY			APR DATE			APR BY		
4																										
OF 7																										

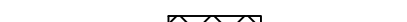
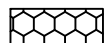
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GRAPHIC SCALE IN FEET



LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING FLOODWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	FULL DEPTH PAVEMENT REMOVAL
	FULL DEPTH CONCRETE REMOVAL
	UTILITY REMOVAL
	SAWCUT LINE
	CURB REMOVAL
	ABANDON UTILITY IN PLACE

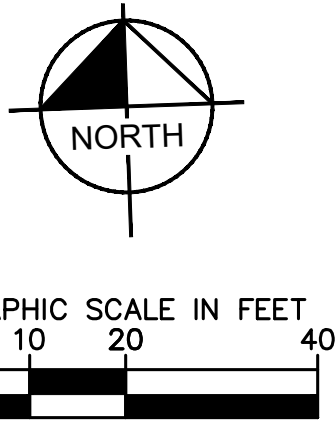
TBR: TO BE REMOVED

ABA: TO BE ABANDONED IN PLACE

NOTES

1. EXISTING OFFSITE PROPERTY INFORMATION PROVIDED BY FRANKLIN COUNTY AUDITOR
ACCESSED JANUARY 21, 2021.
2. ONSITE SURVEYED INFORMATION PROVIDED BY CESO ON 5/10/2023

[illegible]



	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING FLOODWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED BOLLARD
	ABANDON UTILITY IN PLACE
	PROPOSED ASPHALT PAVEMENT SECTION SEE SHEET 4 FOR PAVEMENT SECTION
	PROPOSED CONCRETE PAVEMENT SECTION SEE SHEET 4 FOR PAVEMENT SECTION
	DANDY BAG INLET PROTECTION
	PROPOSED CONCRETE WASHOUT AREA

NOTES

1. EXISTING OFFSITE PROPERTY INFORMATION PROVIDED BY FRANKLIN COUNTY AUDITOR, ACCESSED JANUARY 21, 2021.
2. ONSITE SURVEYED INFORMATION PROVIDED BY CESO ON 5/10/2023
3. MEET EXISTING GRADE AT LIMITS OF ASPHALT AND CONCRETE REPLACEMENT

**GROVE CITY
MAINTENANCE BUILDING**
GROVE CITY, OH
(JACKSON TOWNSHIP - FRANKLIN COUNTY)

ORIGINAL ISSUE: 10/11/2023
KHA PROJECT NO. 190101002
SHEET NUMBER

6
OF 7

Kimley»»Horn
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: ELS
DRAWN BY: GTJ
CHECKED BY: BP

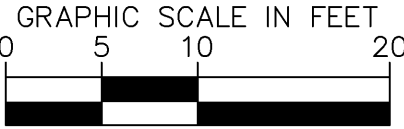
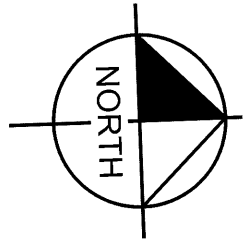
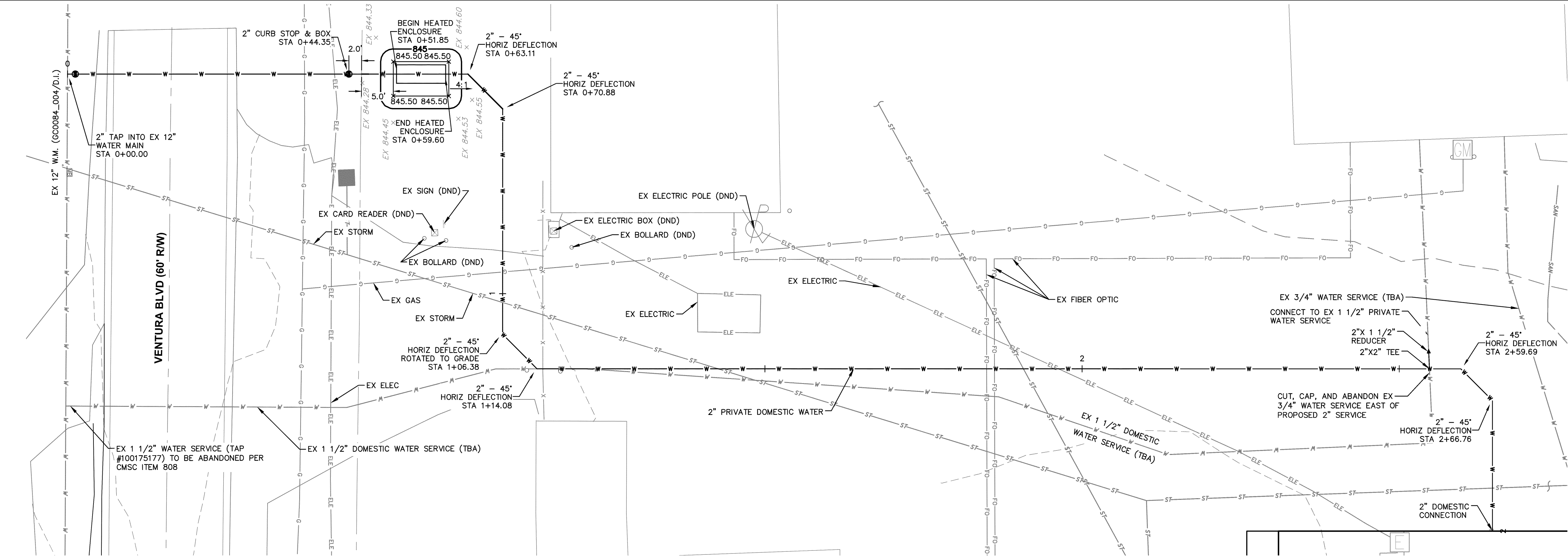
TGJ

12/12/2023

REVISIONS PER BUILDING PERMIT CORRECTIONS

2

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UTILITY LEGEND

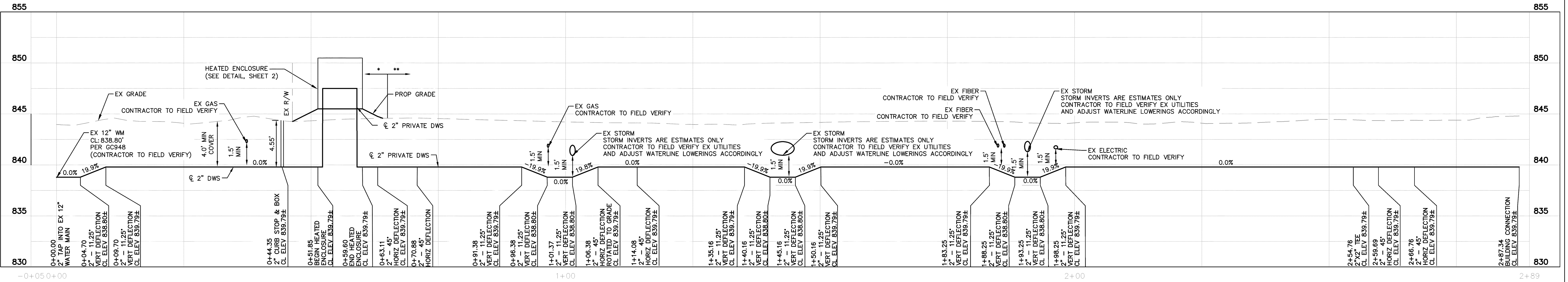
W	EX. WATER LINE
A	EX. HYDRANT
*	EX. WATER VALVE
SAN	EX. SANITARY SEWER LINE
○	EX. SANITARY SEWER MANHOLE
ST	EX. STORM DRAIN LINE
■	EX. STORM MANHOLE
○	EX. STORM STRUCTURE/INLET
G	EX. GAS LINE
ELE	EX. UNDERGROUND ELECTRIC LINE
UGT	EX. UNDERGROUND TELEPHONE LINE
⌚	EX. LIGHT POLE
ST	PROPOSED STORM SEWER LINE
■	PROPOSED STORM STRUCTURE
SAN	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY MANHOLE
W	PROPOSED WATER LINE
◆	HYDRANT
⊙	WATER VALVE

LEGEND

*	WATERLINE TO BE INSPECTED BY CITY OF COLUMBUS
**	WATERLINE TO BE INSPECTED BY CITY OF GROVE CITY
TBA	TO BE ABANDONED

NOTE: LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY UTILITIES IN WORK AREA. CONTACT ENGINEER IF ANY DISCREPANCIES EXIST.

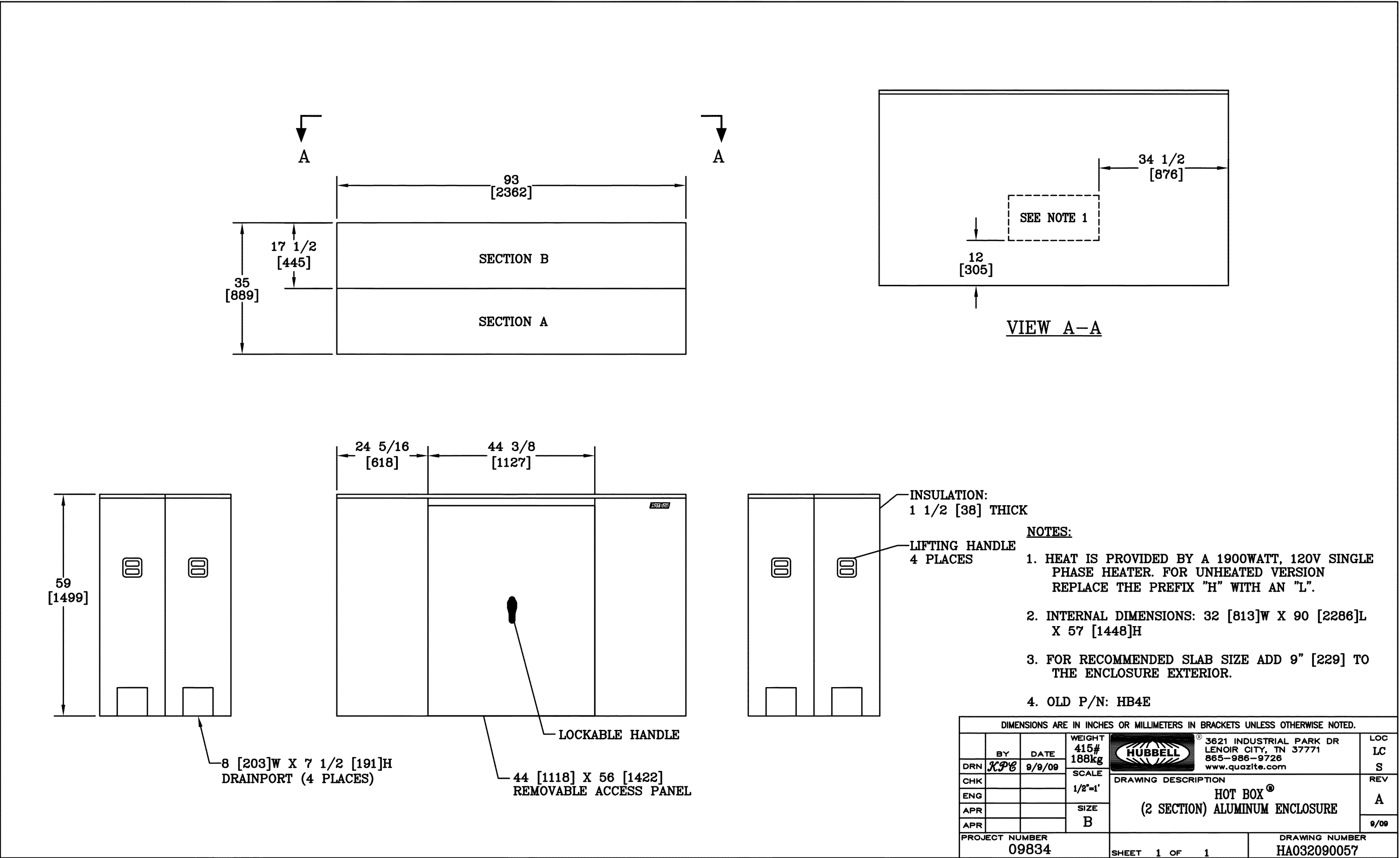
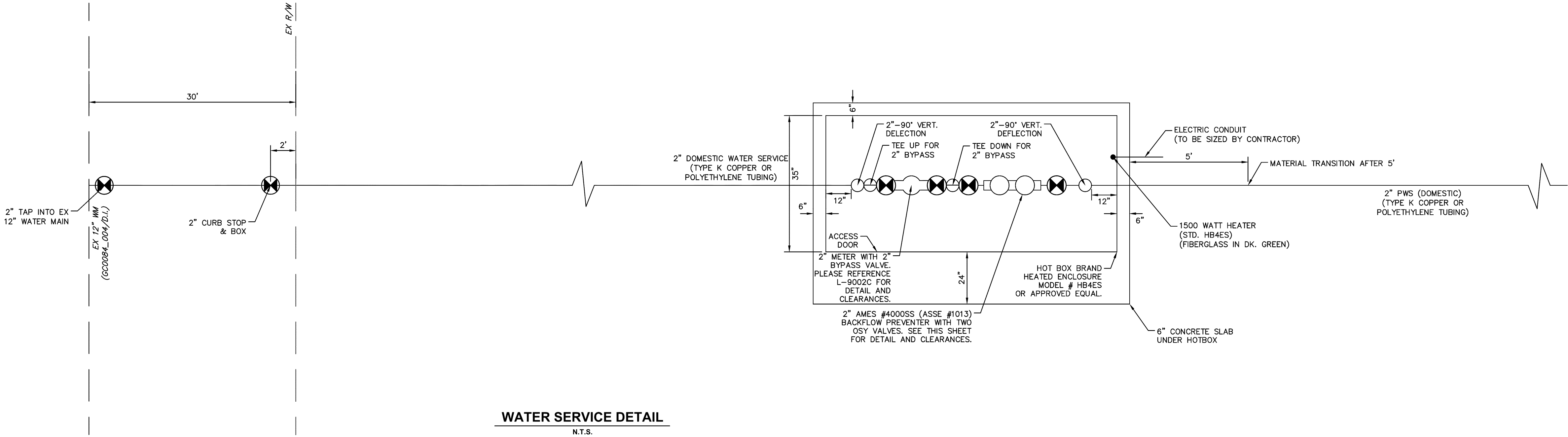
NEW 2" ULTRASONIC WATER METER SHALL BE PURCHASED FROM THE CITY OF COLUMBUS DIVISION OF WATER. THE EXISTING 1.5" WATER METER (SERIAL #49901546) SHALL BE RETURNED, WITHIN 5 WORKING DAYS OF THE NEW WATER METER CHANGE OVER. CONTRACTOR SHALL CONTACT THE UTILITY METER SERVICES GROUP AT 614-645-8119 TO OBTAIN/RETURN THE WATER METER.



2" DOMESTIC WATER SERVICE PROFILE STA 0+00 TO 2+78.18

HORIZ SCALE: 1"=10'
VERT SCALE: 1"=5'

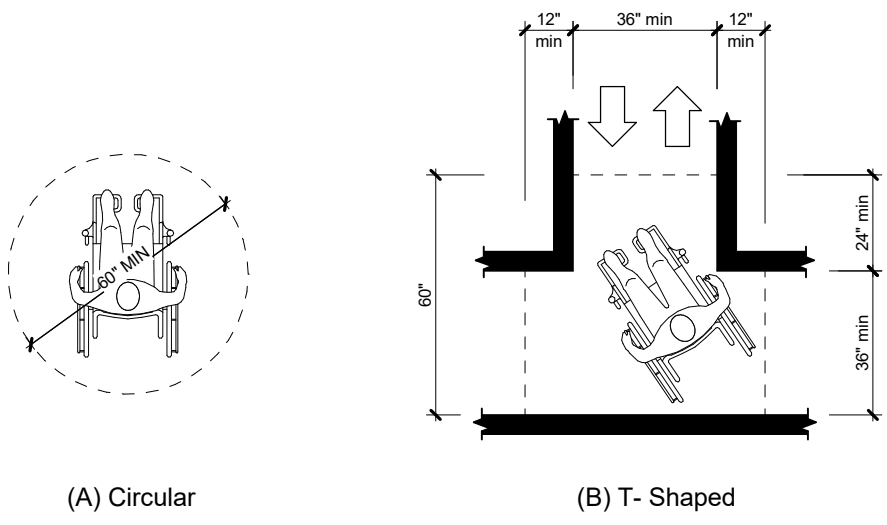
EASEMENT REFERENCE	REVISIONS	Kimley»Horn	PRIVATE WATER SERVICE	WSP 7256
		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	PID: 040-003360-00.000 3262 VENTURA BLVD GROVE CITY, OHIO 43123 GROVE CITY SERVICES BUILDING WATER SERVICE PROFILE	SHEET: 3 / 3



EASEMENT REFERENCE	REVISIONS	Kimley»Horn © 2023 KIMLEY–HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614–454–6699 WWW.KIMLEY–HORN.COM	PRIVATE WATER SERVICE PID: 040-003360-00.000 3262 VENTURA BLVD GROVE CITY, OHIO 43123 GROVE CITY SERVICES BUILDING WATER SERVICE DETAILS	WSP 7256
				SHEET: 2 / 3

TURNING SPACE

Figure 304.3 - Size of turning space.



REACH RANGES

Figure 308.2.1 Unobstructed forward reach

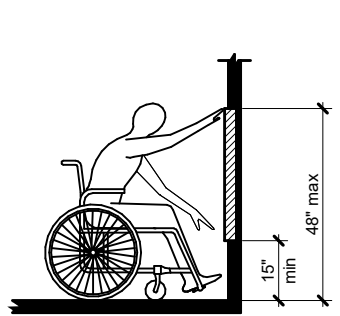
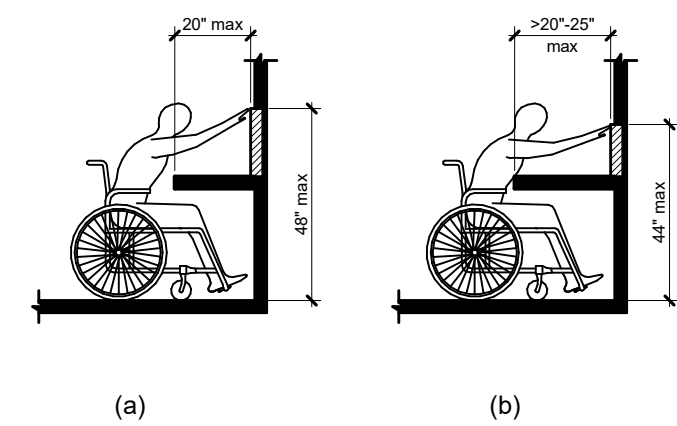


Figure 308.2.2 Unobstructed high forward reach



CLEAR FLOOR SPACE

Figure 305.3 Size of clear floor space

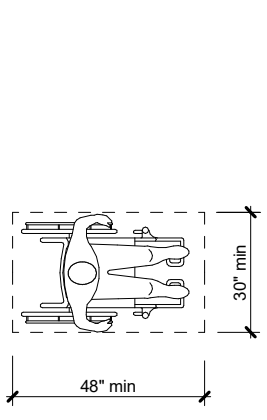
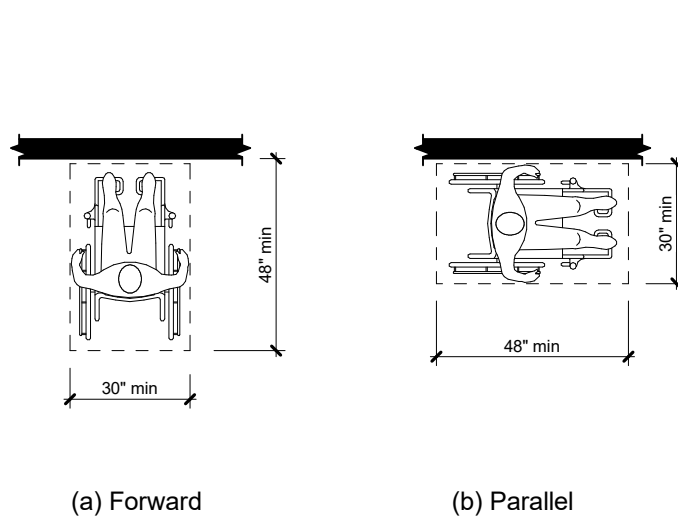


Figure 305.5 Position of Clear floor space



ASSEMBLY AREAS

Figure 802.3 Width of wheelchair space in assembly areas

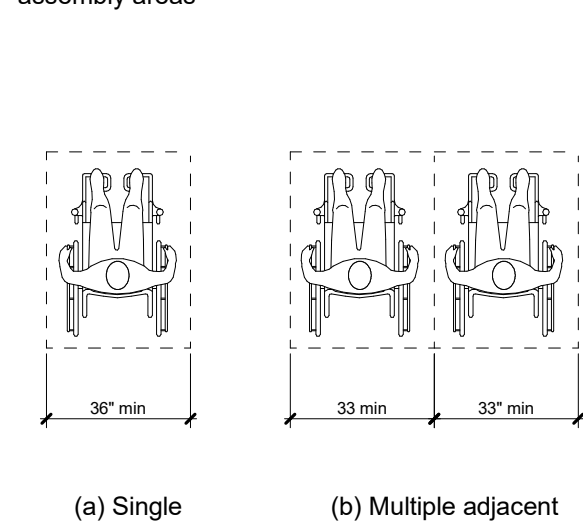
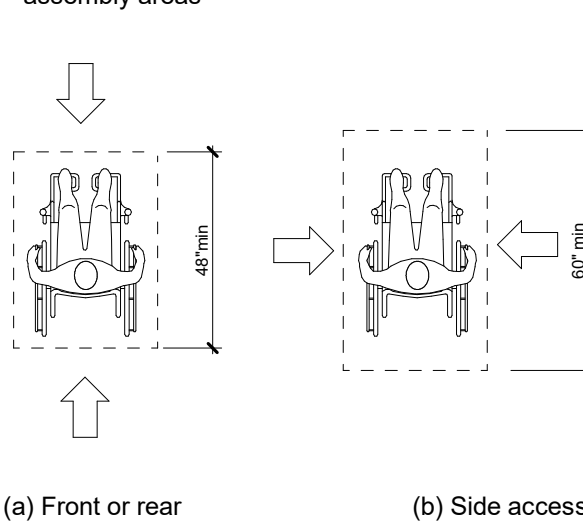


Figure 802.4 Depth of wheelchair space in assembly areas



PROTRUDING OBJECTS

Figure 307.2 -Limits of protruding objects

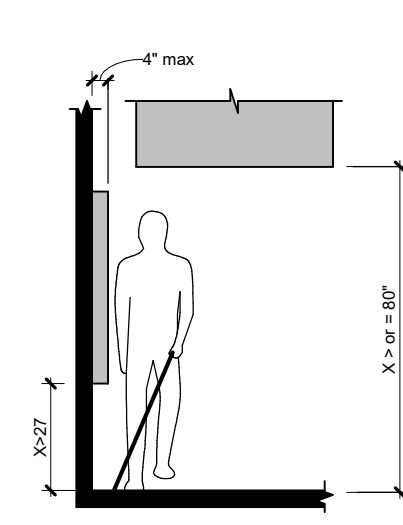
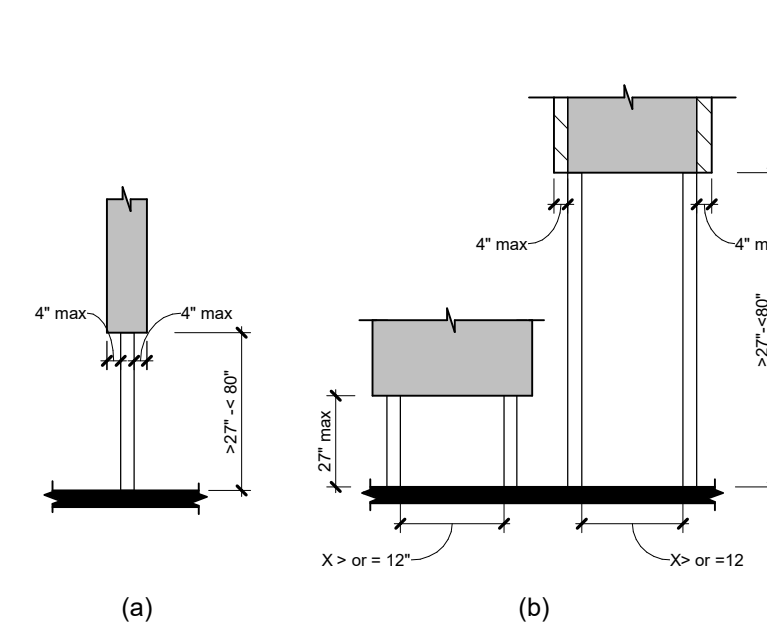


Figure 307.3 Post-mounted protruding objects

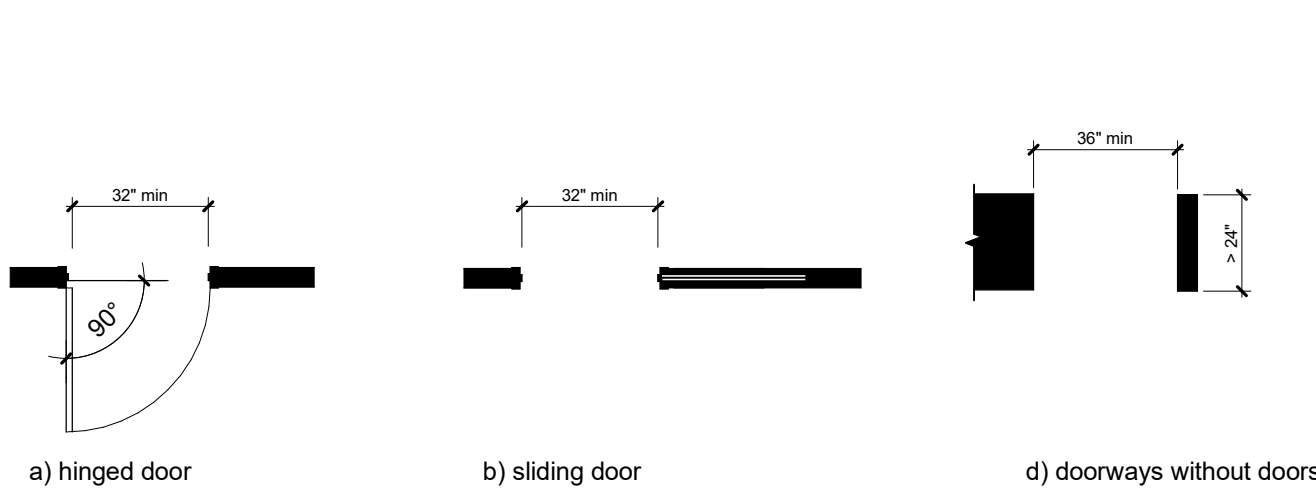


GENERAL NOTES - ACCESSIBILITY

- All indicated dimensions are clear/ finish values.
- Referenced standard as indicated on title sheet.
- The "General Accessibility Notes" and "Figures" on this sheet are provided as a general reference to illustrate common conditions addressed within the referenced standard. Some figures have been modified from those published in the standard to provide greater clarity. General contractor should reference the complete publication for any clarifications or questions.
- Protruding objects**
Protruding objects on circulation paths shall comply with section 307.
- Operable Parts**
Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply sections 309 and 404.2.6.
- Accessible routes**
Accessible routes shall comply with section 304 and chapter 4.
- Parking spaces**
Where parking spaces are provided, parking spaces shall be provided in accordance with sections 406 and 502.
- Passenger loading zones and bus stops**
Where provided, passenger loading zones shall comply with sections 503 and 805.
- Stairways**
Where provided, interior and exterior stairs that are part of a means of egress shall comply with sections 504 and 505.
- Drinking fountains**
Where drinking fountains are provided at an exterior site, on a floor, or within a secure area, they shall be provided in accordance with sections 305, 306, and 602.
- Kitchens, kitchenettes, and sinks**
Where provided, kitchens, kitchenettes, and sinks shall comply with sections 308, 606, and 804.
- Toilet facilities and plumbing elements**
Where toilet facilities are provided, they shall comply with section 305 and chapter 6.
- Signs**
Signs shall be provided in accordance with section 703.
- Assembly areas**
Assembly areas shall provide wheelchair spaces, companion seats, and designated aisle seats complying with sections 802 and 902.
- Dressing, fitting, and locker rooms**
Where dressing, fitting, and locker rooms are provided, at least 5%, but no fewer than one of each type of use is each cluster provided shall comply with sections 803 and 903.
- Storage**
Where storage is provided in accessible spaces, at least one of each type shall comply with sections 305 and 905.
- Dining surfaces and work surfaces**
Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with sections 305 and 902. In addition, where work surfaces are provided for use by other than employees, at least 5% shall comply with sections 305 and 902.
- Sales and service**
Where provided, check-out aisles, sales counters, service counters, food service lines, queues, and waiting lines shall comply with sections 305, 403, and 904.

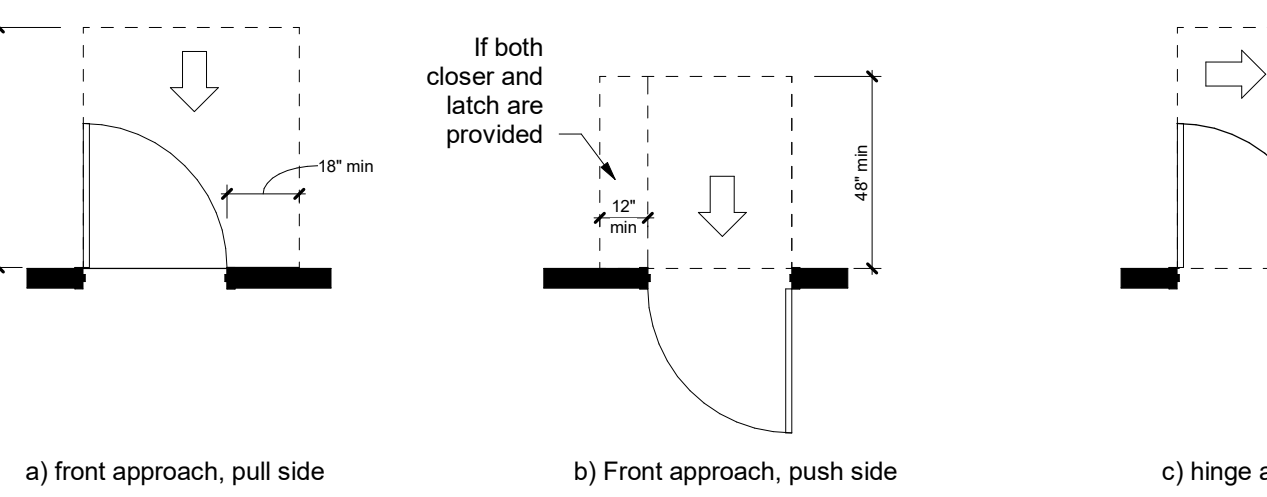
DOORS AND DOORWAYS - CLEAR WIDTH

Figure 404.2.2 Clear width of doorways



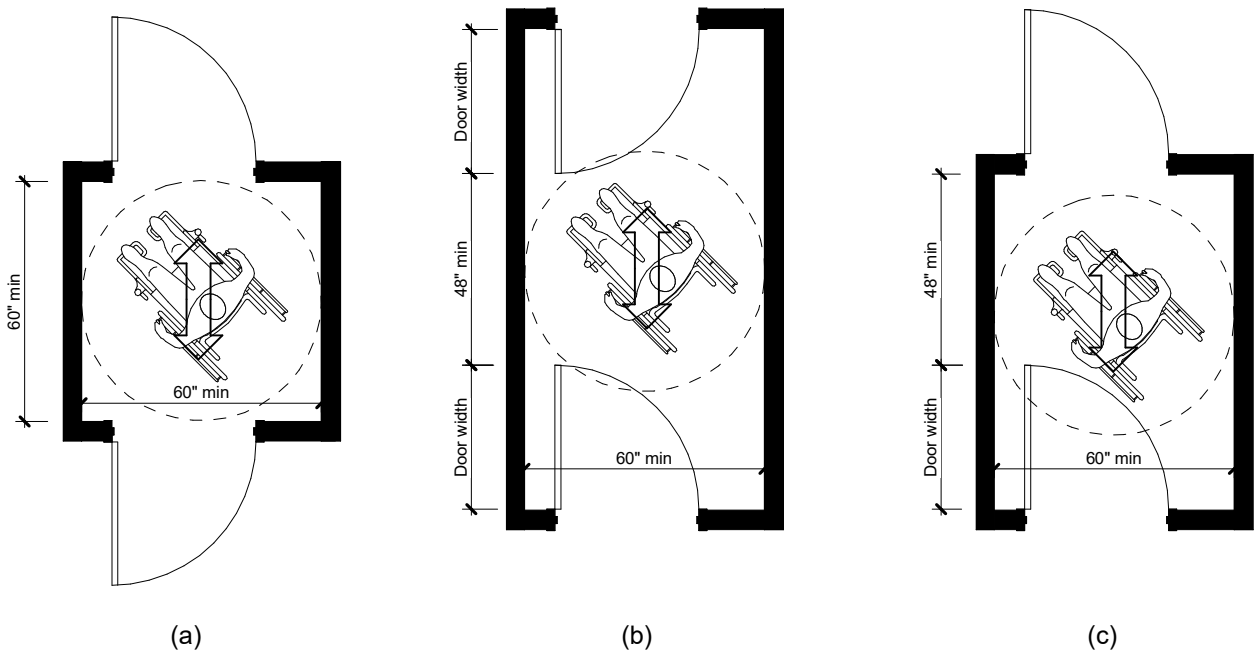
DOORS AND DOORWAYS - MANEUVERING CLEARANCE

Figure 404.2.3.2



ACCESSIBLE DOORS IN A SERIES

Figure 404.2.5 Two doors in series



DOORS AND DOORWAYS - MANEUVERING CLEARANCE

Figure 404.2.3.5 Maneuvering clearance at recessed doors

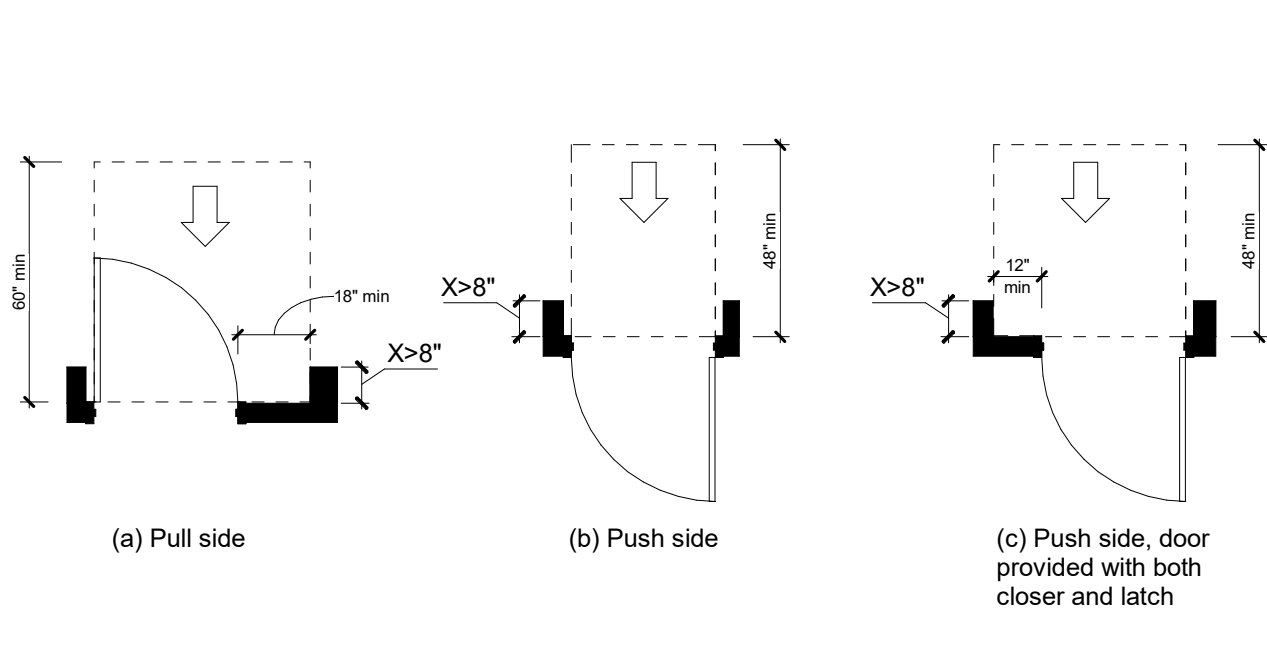


Figure 404.2.3.3 Maneuvering clearances at sliding and folding doors

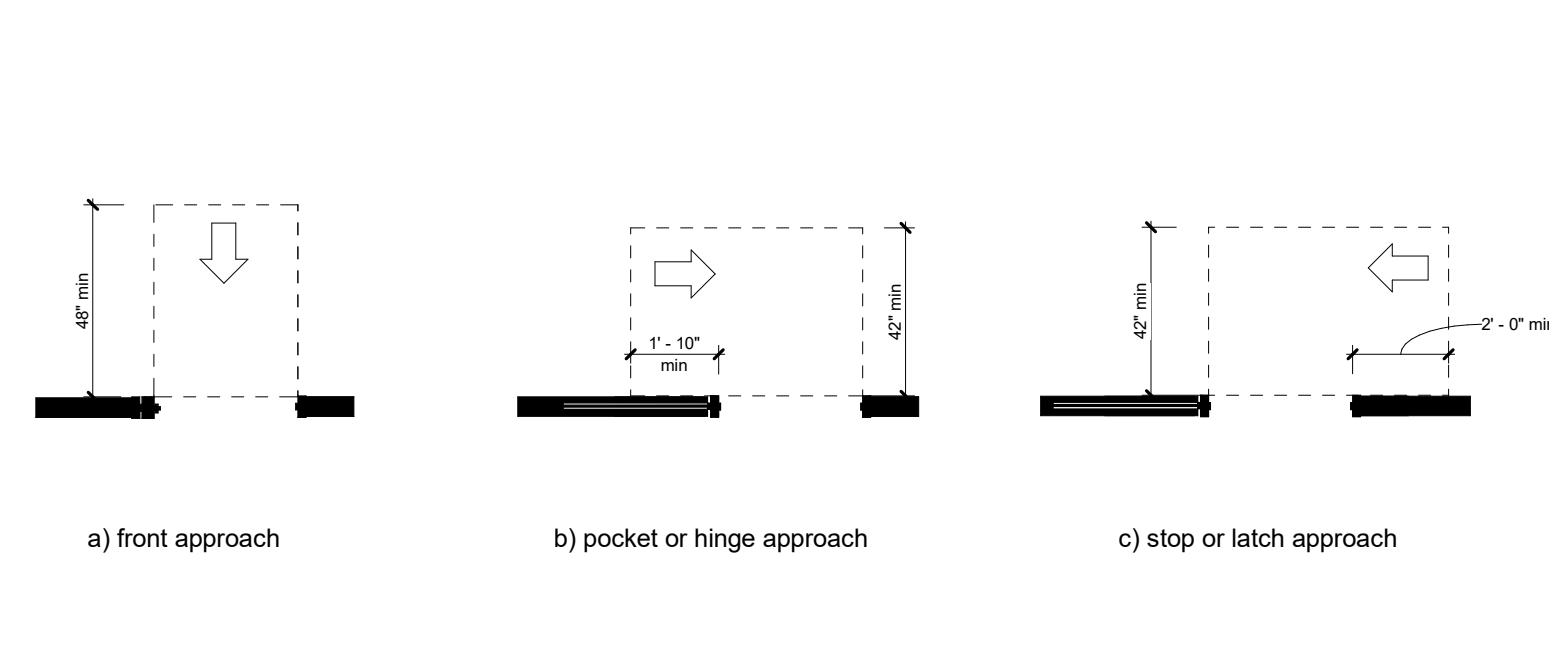
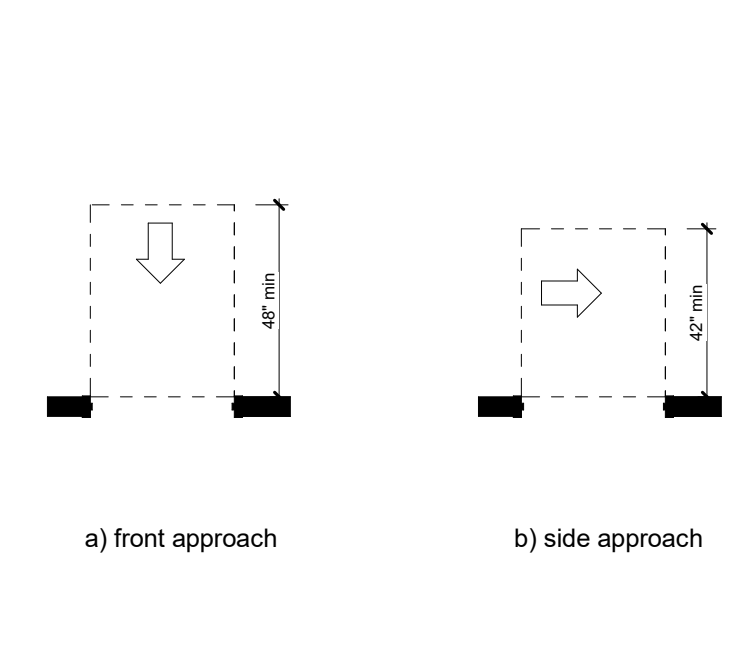


Figure 404.2.3.4 Maneuvering clearances at doorways without doors



HANDRAILS

Figure 505.4 Handrail height

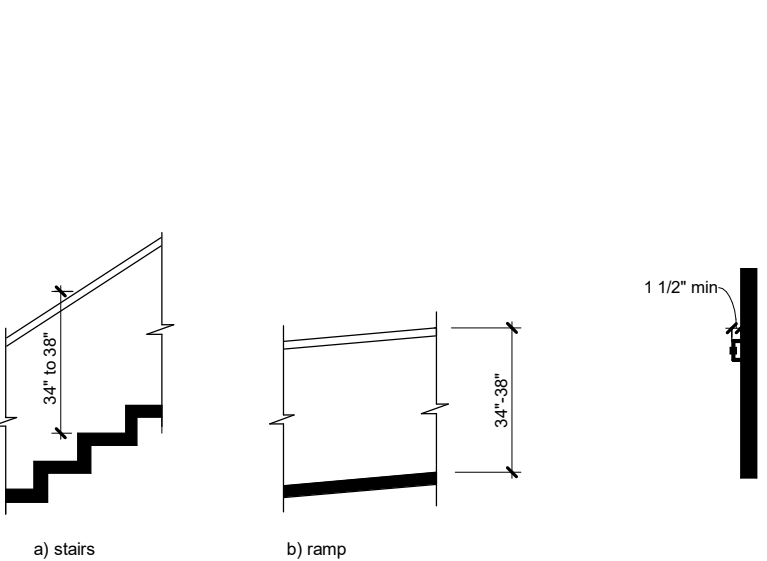


Figure 505.5 Handrail clearance

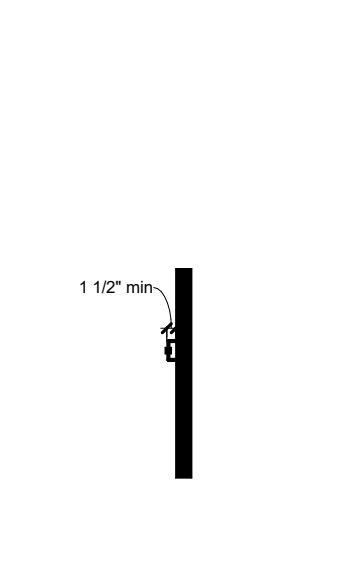


Figure 505.10.1 Top and bottom handrail extensions at ramps

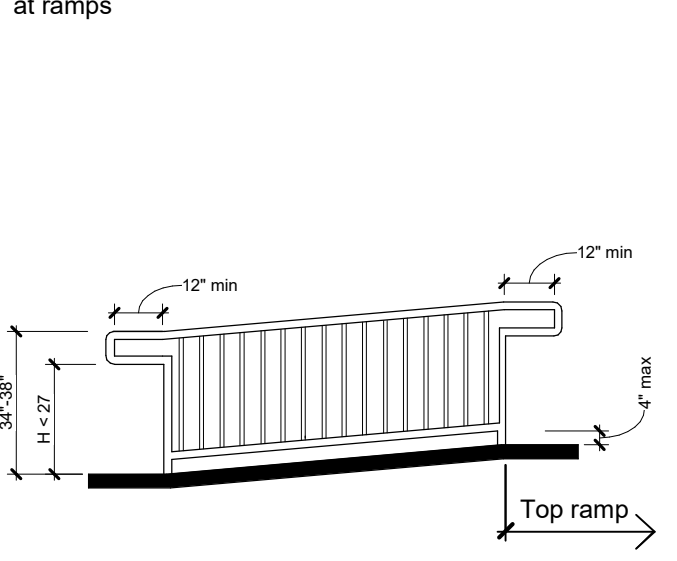


Figure 505.10.2 Top handrail extensions at stairs

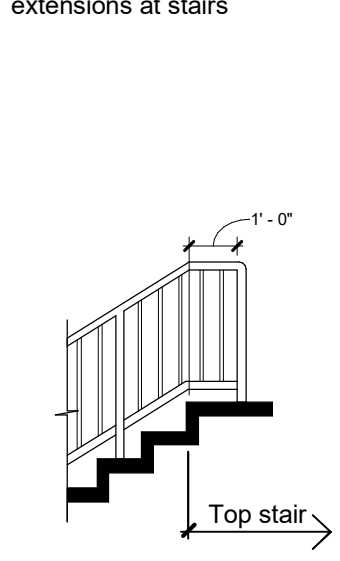
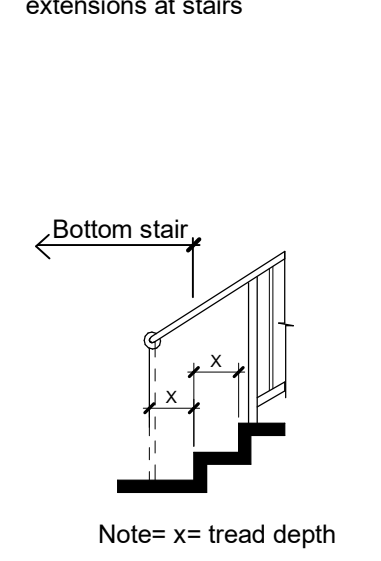


Figure 505.3 Bottom handrail extensions at stairs



WALKING SURFACES

Figure 403.5 Clear width of an accessible route

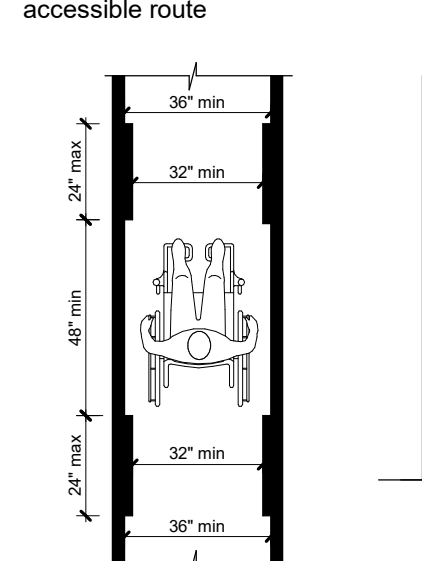
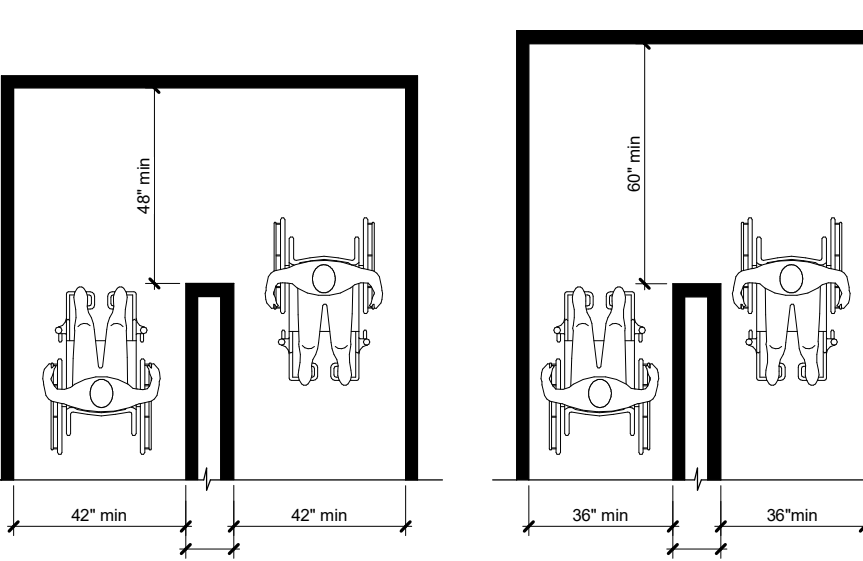


Figure 403.4.1 Clear width at 180 degree turn



KNEE & TOE CLEARANCES

Figure 306.2 Toe clearance

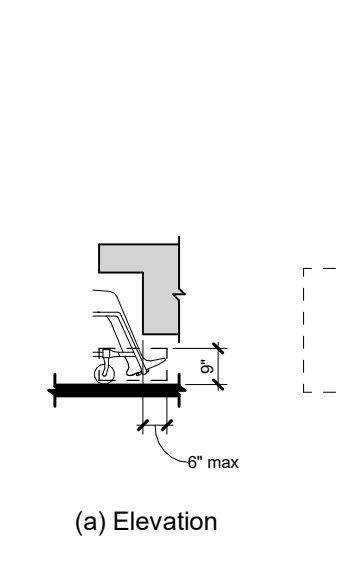
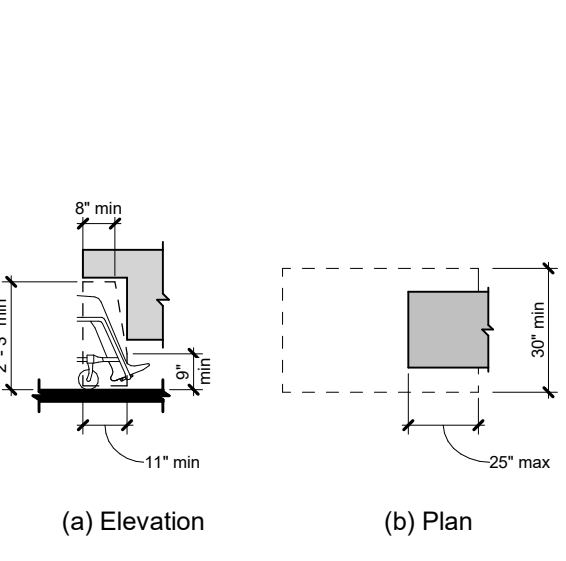


Figure 306.3 Knee Clearance



WATER CLOSETS AND TOILET COMPARTMENTS

Figure 604.2 Water closet location

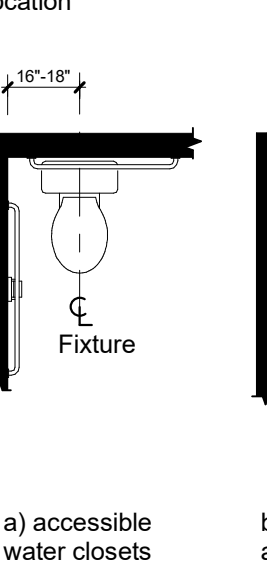


Figure 604.3 Size of clearance for water closet

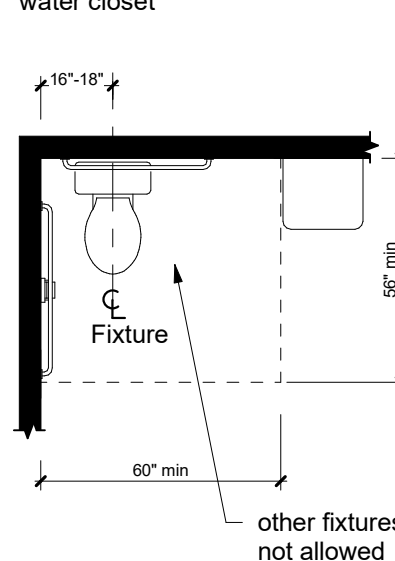


Figure 604.5.1 side wall grab bar for water closet

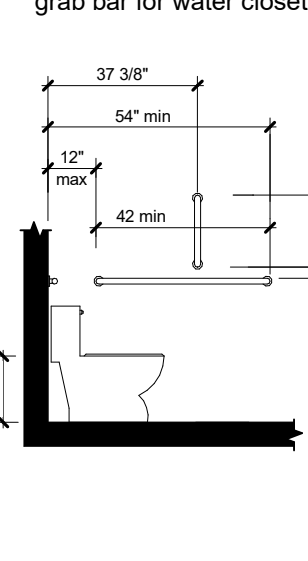


Figure 604.5.2 Rear wall grab bar for water closet

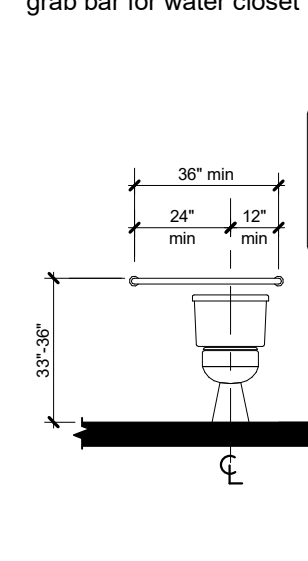
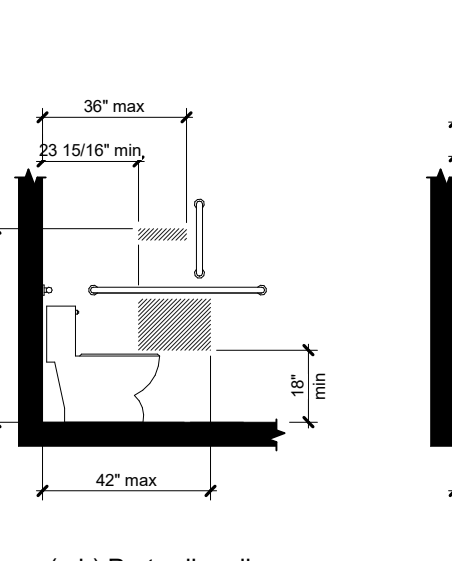
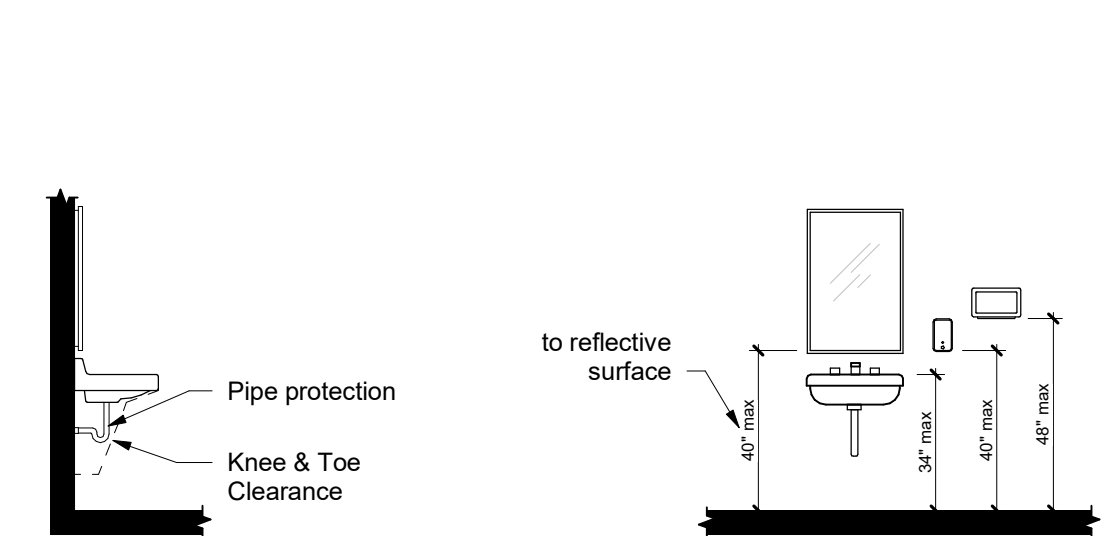


Figure 604.7 Dispenser outlet location



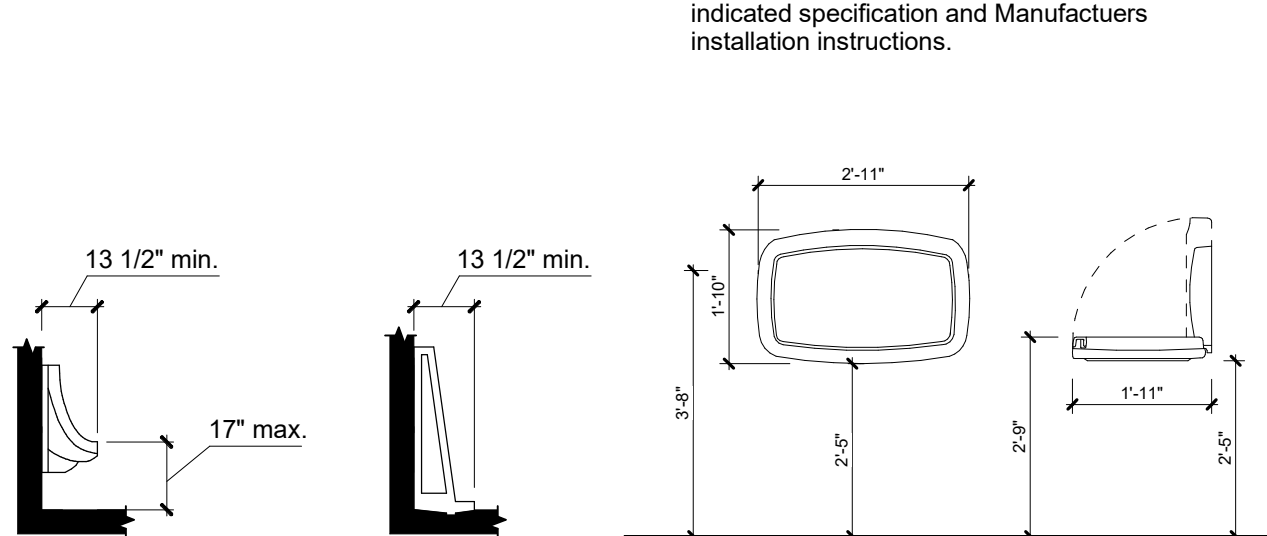
LAVATORIES & SINKS

Figure 606.3 Height of Lavatories, Sinks and Accessories



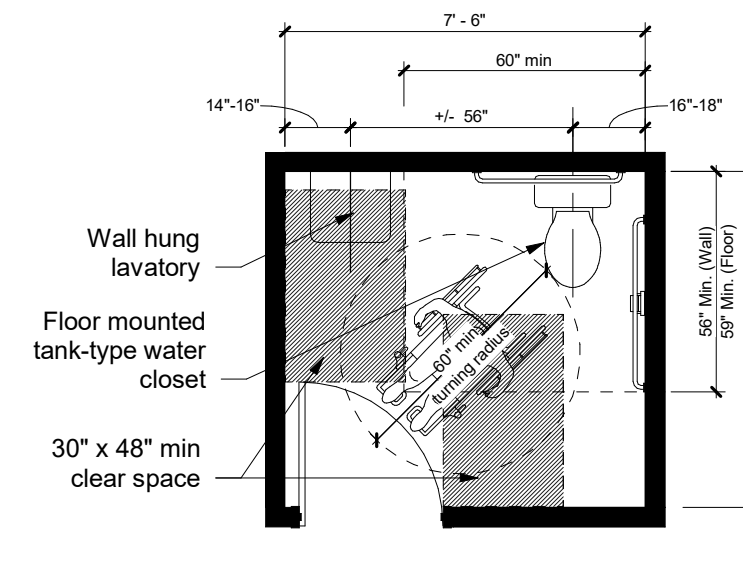
URINALS AND CHANGING STATIONS

Figure 605.2 Height and Depth of Urinals

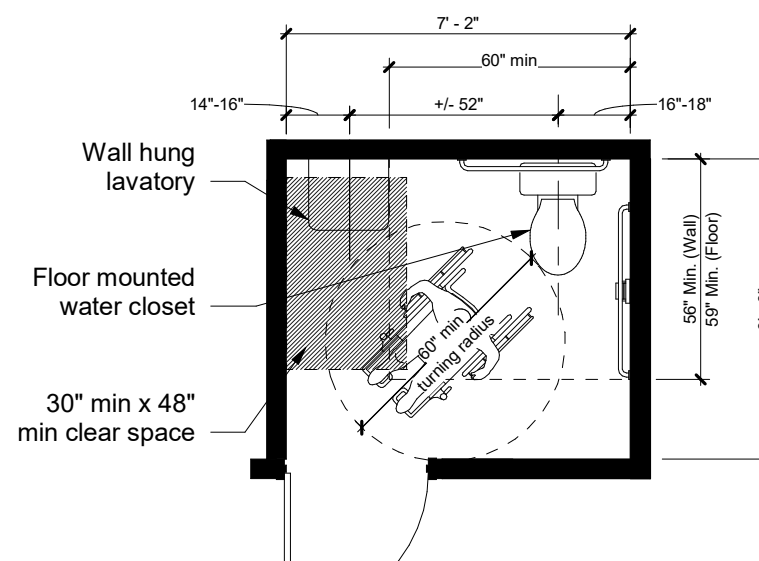


ACCESSIBLE TOILET ROOMS

(a) Minimum clear dimensional requirements: inward door swing



(b) Minimum clear dimensional requirements: outward door swing



SIGNS

Figure 703.3.10 Height of raised characters above floor

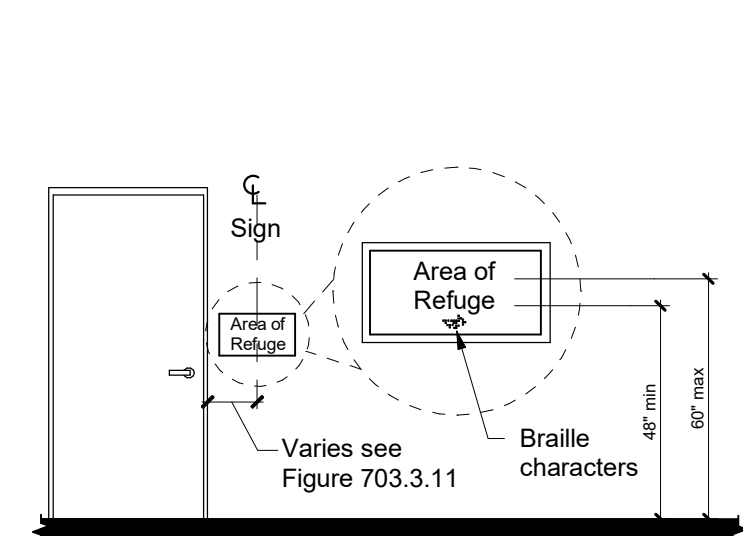
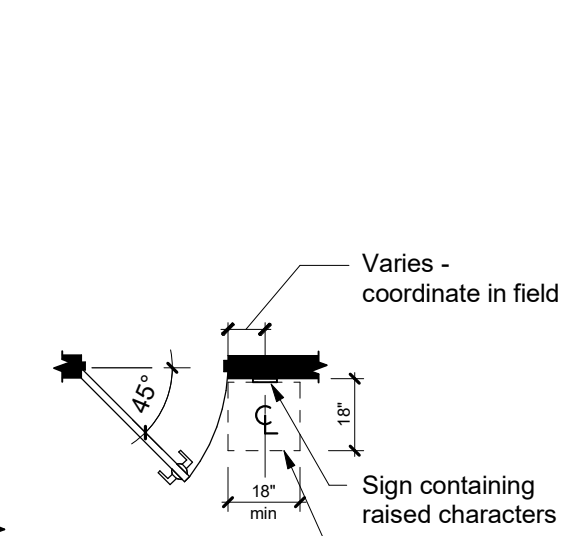


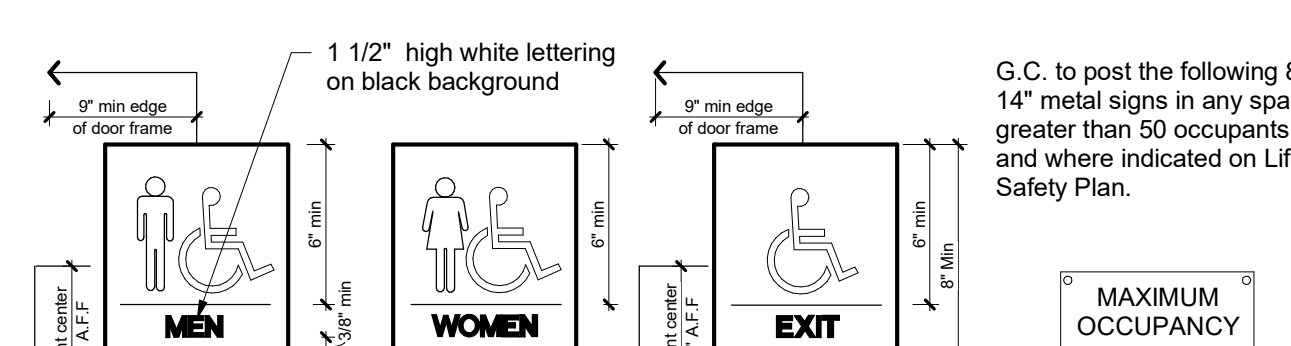
Figure 703.3.11 Location of Tactile signs at doors



SIGNS - RAISED CHARACTERS

Provide (1) sign per toilet room and (1) sign per exit passageway/ discharge complying with the referenced standard or the local authority having jurisdiction. Black plastic (field) background w/ white raised uppercase letters, braille and emblems. Refer to Life Safety Plan for keynoted locations.

Note - pictograms and lettering must be raised 1/32" min. Sign to have raised and braille characters and pictogram symbols of accessibility. Mount 5" to centerline A.F.F. Refer to sections 703.2 through 703.6 for additional information.



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STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS
Bid/ Permit Set

Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

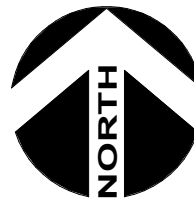
REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Accessibility
Guidelines
A0.1

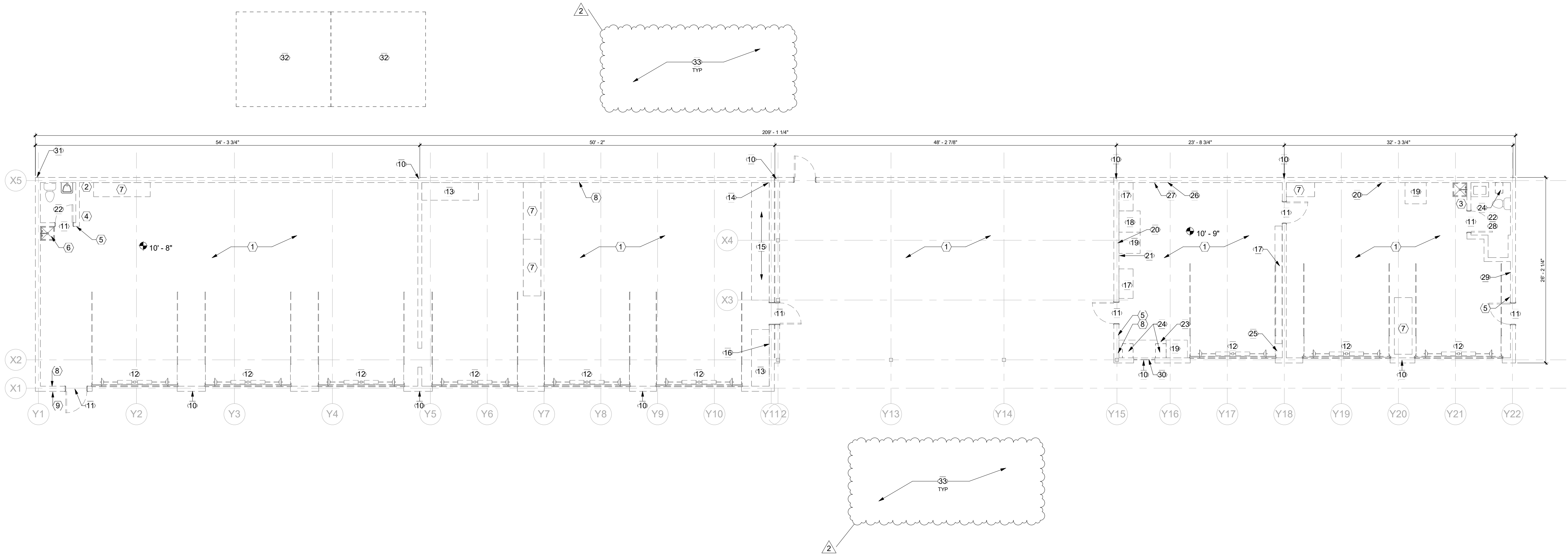
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Demolition Plan
Scale: 1/8" = 1'-0"

General Note:
Exisitng 16,000 SF 12' tall building to be removed in its entirety. Plan is for reference only. It is the General Contractors responsibility to dispose of all building elements.



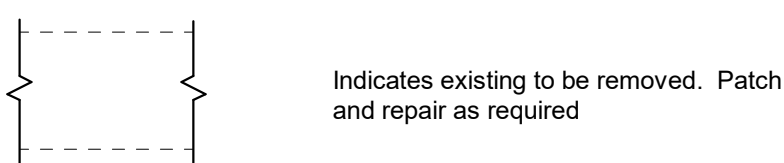
GENERAL NOTES - DEMOLITION PLAN

- Contractor is responsible for verifying that Owner has retrieved items to be reused in new scheme from existing building prior to demolition.
- All items noted as removed or demolished become the property of the contractor, and are to be disposed of in a manner complying with all local, state, and federal regulations.
- Notify architect of all existing construction not specifically noted on the drawings and remove or retain those items only as directed by the architect.
- Contractor is solely responsible for all temporary bracing and shoring of existing structure and all construction during demolition and new construction.
- Remove promptly from the premises all products of demolition not designated for reuse. No debris shall be allowed to accumulate. Take appropriate measures to control dust.
- Pipes, conduit and ductwork encountered in demolished partitions and ceilings which are to remain will be re-routed and concealed. Those which are to be abandoned shall be capped and completely concealed in the floor, wall, or ceiling.
- The contractor is to promptly repair all damage caused to adjacent areas by demolition at no additional expense to the tenant/ owner with matching material, finish, and color.
- The contractor is responsible for moving any furniture which may be necessary for demolition or new construction
- All work causing excessive noise or requiring shutdown of any services, utilities, or risers serving occupied areas of the building shall be carried out only by arrangement with the tenant/ owner/ building management.
- All areas where demolition causes unevenness or voids in the floor are to be patched to level with r-dex or equal material.
- Remove all residual carpet, padding, tack strips, or adhesive from the areas designated.
- The contractor is responsible for continual clean up of debris from trucks exiting the compound along Ventura Blvd and public roads via street sweepers and/or other cleaning procedures as necessary.

KEYNOTES - DEMOLITION PLAN

- Remove building completely as shown.
- Remove water fountain completely as indicated
- Remove water fountain completely as indicated, reuse in new scheme, protect throughout construction
- Remove eyewash station completely as indicated
- Fire extinguisher to be reused in new scheme, protect throughout all phases of construction
- Remove service sink completely as indicated
- Remove shelving racks completely as indicated
- Remove electrical panel completely as indicated
- Remove electric meter completely as indicated
- Remove lighting fixture completely as indicated
- Remove door completely as indicated
- Remove overhead garage door completely as indicated
- Remove cabinet completely as indicated
- Remove suspended heater completely as indicated
- Remove work bench completely as indicated
- Remove data wiring completely as indicated
- Remove lockers completely as indicated
- Vending machine to be reused in new scheme, protect throughout all phases of construction
- Remove refrigerator completely as indicated
- Remove wall mounted A/C unit completely as indicated
- Remove land line phone completely as indicated
- Remove restroom fixtures completely as indicated
- Remove base cabinets completely as indicated
- Remove wall hung cabinet completely as indicated
- Remove first aid kit completely as indicated
- Remove defibrillator completely as indicated
- Remove gas heater completely as indicated
- Remove water heater on platform above restroom completely as indicated
- Remove wall fan completely as indicated
- Remove window completely as indicated
- Remove security camera pole and all associated elements as indicated
- Brine tank to be utilized in new scheme, GC to coordinate with Owner onsite temporary location protected from all phases of construction. Contractor to relocate brine tanks after completed construction to final location.
- GC to supply and maintain a temporary fence to separate construction areas from existing onsite operations throughout all phases of construction

LEGEND - DEMOLITION PLAN



Design Collective

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4035 Broadway
Grove City, OH 43123

ARCHITECT

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CIVIL ENGINEER

Kimley-Horn
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Tel: (614) 454-6699

STRUCTURAL ENGINEER

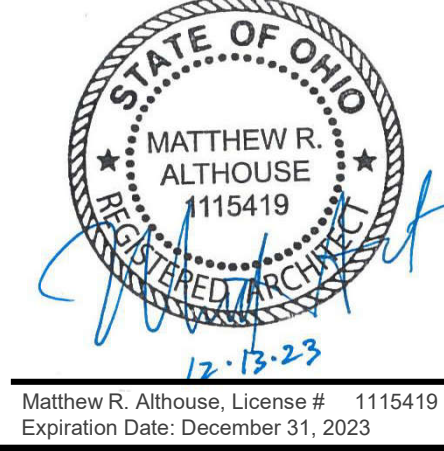
Paul J. Ford & Company
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Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER

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REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

Demolition Plan

A0.2

UL - U419 (2 Hour Fire Barrier)

FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BUXIV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BUXIV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States

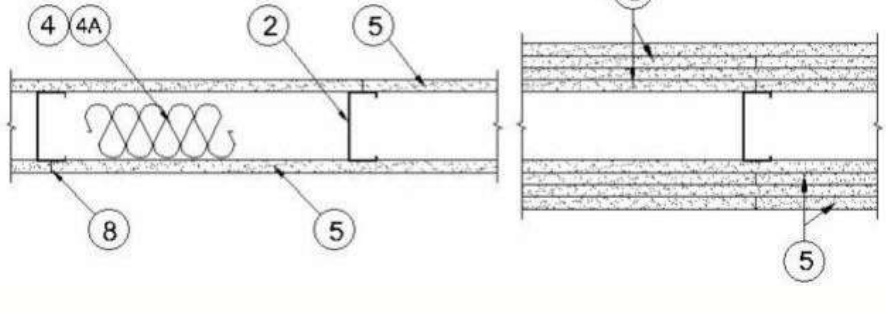
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U419

April 24, 2019

Nonbearing Wall Ratings - 1, 2, 3 or 4 Hr (See Items 4 & 5 through 9K)

* Indicate such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners - (Not Shown) - For use with Item 2 - Channel shaped, fabricated from min 26 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members* - Floor and Ceiling Runner - (Not Shown) - In lieu of Item 1 - For use with Item 26, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO - Viper25™ Track

CRACO MFG INC - SmartTrack25™

MARINOWARE, DIV OF WARE INDUSTRIES INC - Viper25™

FUSION BUILDING PRODUCTS - Viper25™

IMPERIAL MANUFACTURING GROUP INC - Viper25™

2C. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly height.

CALIFORNIA EXPANDED METAL PRODUCTS CO - Viper25™

CRACO MFG INC - SmartTrack25™

MARINOWARE, DIV OF WARE INDUSTRIES INC - Viper25™

FUSION BUILDING PRODUCTS - Viper25™

IMPERIAL MANUFACTURING GROUP INC - Viper25™

20. Framing Members* - Steel Studs - In lieu of Item 2 - Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC - Type SUPREME D2430EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV - Type SUPREME D2430EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC - Type SUPREME D2430EQD and Type SUPREME D20

SCAPCO STEEL STUD MANUFACTURING CO - Type SUPREME D2430EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC - Type SUPREME D2430EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC - Type SUPREME D2430EQD and Type SUPREME D20

26. Framing Members* - Steel Studs - (Not Shown, As an alternate to Item 2) - For use with Item 5F, 5G or 5I, proprietary channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min 0.018 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS - CD ProSTUD

DMFCOWBS L.L.C. - ProSTUD

MBA METAL FRAMING - ProSTUD

RAM SALES L.L.C. - Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L.L.C. - Tri-S ProSTUD

28. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

STUDDO BUILDING SYSTEMS - CROCSSTUD

24. Framing Members* - Steel Studs - (As an alternate to Item 2, For use with Item 5C or 5I, or 5K) - Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC, fabricated from min 0.018 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

TELLING INDUSTRIES L.L.C. - TRUE-STUD™

21. Framing Members* - Metal Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

22. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

23. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

24. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

25. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

26. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

27. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

28. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

29. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

30. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

31. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

32. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

33. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

34. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

35. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

36. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

37. Framing Members* - Steel Studs - (Not Shown) - In lieu of Item 2 - Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in. less than the assembly height.

TELLING INDUSTRIES L.L.C. - Viper25™

Indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

OLMAR SUPPLY INC - PRIMESTUD

24. Framing Members* - Steel Studs - (As an alternate to Item 2) - For use with Item 1, channel shaped studs, fabricated from min 26 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

MARINOWARE, DIV OF WARE INDUSTRIES INC - StudTrix™

2N. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min depth 3-1/2 in. as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.

STEEL INVESTMENT GROUP L.L.C. - AlphaSTUD

2O. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2P. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2Q. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2R. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2S. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2T. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2U. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2V. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2W. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2X. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2Y. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

2Z. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3A. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3B. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3C. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3D. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3E. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3F. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3G. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3H. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3I. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3J. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3K. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3L. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3M. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3N. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3O. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3P. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3Q. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3R. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3S. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3T. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3U. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3V. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3W. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3X. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

3Y. Framing Members* - Steel Studs - (As an alternate to Item 2) - Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.

RONDO BUILDING SERVICES PTY LTD - Rondo Lipped Wall Stud

(Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type 8 coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be covered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type 8 coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 of the Fire Resistive Directory. CGC INC - Type SCX.

UNITED STATES GYPSUM CO - Type SCX, SGX.

USG BORAL DRYWALL 8FZ LLC - Type SCX

USG MEXICO S A DE C V - Type SCX

5D. Gypsum Board* - (As an alternate to Item 5) - 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with items 1 and 2 only. CGC INC - Type USGX.

UNITED STATES GYPSUM CO - Type USGX

USG BORAL DRYWALL 8FZ LLC - Type USGX

USG MEXICO S A DE C V - Type USGX

5E. Gypsum Board* - (Not Shown) - (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, not to be used with Item 3. Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 clips or 6 in. long Type S-12 clips. (Not for use with Item 5A.)

5F. Gypsum Board* - (As an alternate to Item 5) - For use with items 1E and 2E and limited to 1/4" Rating only. Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO - 5/8 in. thick Type SCX, SGX

013000 - ADMINISTRATIVE REQUIREMENTS

SECTION 013000 - ADMINISTRATIVE REQUIREMENTS

PART 1 - GENERAL

- 1.1 PROJECT MANAGEMENT AND COORDINATION
- A. Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work.
 - B. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
 - C. Requests for Information (RFIs): On discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall submit an RFI to the Construction Manager.
 - D. Project meetings will be held at Project site every week. Notify Owner and Architect of meeting dates and times. Require attendance of each subcontractor or involved party. Meetings may be held at other locations, including, but not limited to, coordination, or performance of future activities. Owner and Architect will attend as needed as schedules allow.
 - E. General Contractor shall record and distribute of each meeting to everyone concerned, including Owner and Architect.

1.2 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - B. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
 - C. Submit all submittals possible in electronic PDF format. When hard copies are required, submit three copies of each submittal. Architect will return two copies.
 - D. Submit One copy of each informational submittal. Architect will not return copies.
 - E. Architect will discard submittals received from sources other than Contractor.
 - F. All submittals to the Architect shall be reviewed and stamped beforehand by the GC. Architect shall return all submittals, that do not conform to the specifications, with a list of corrections.
- Place a permanent label of title block on each submittal for identification. Provide a space approximately 6 by 8 inches or label on beside title block to record Contractor's review and approval markings and action taken by Architect. Include the following information on the label:
- 1. Project name.
 - 2. Date.
 - 3. Name and address of Contractor.
 - 4. Name and address of subcontractor or supplier.
 - 5. Identify divisions from the Contract Documents on submittals.
 - 6. Distributor's Construction Schedule Submittal Procedure. Submit two copies of schedule within 10 days after date established for commencement of the Work.

PART 2 - PRODUCTS

- 2.1 ACTION SUBMITTALS
- A. Product Data: Make each copy to show applicable products and options. Include the following:
 - 1. Manufacturer's written recommendations, product literature, and installation instructions.
 - 2. Wiring diagrams showing factory-installed wiring.
 - 3. Wiring diagrams showing field wiring.
 - 4. Wiring diagrams showing operational range diagrams.
 - 5. Compliance with specified standards and requirements.
 - B. Shop Drawings: Prepare Project drawings, including, but not limited to, scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data. Submit on sheets not larger than 11 inches but no larger than 30 by 42 inches. Include the following:
 - 1. Dimensions and identification of products.
 - 2. Fabrication and installation drawings and details.
 - 3. Wiring diagrams showing field-installed wiring.
 - 4. Identification of coordination requirements.
 - 5. Notation of dimensions established by field measurement.
 - C. Samples: Submit Samples for review of kind, color, pattern, and texture and for a comparison of these characteristics between submittal and actual components. Include names of manufacturer and product name on label.
 - D. If variation is inherent in material or product, submit at least three sets of paired units that show variations.

2.2 INFORMATIONAL SUBMITTALS

- A. Qualification Data: Submit evidence of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- B. Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- C. Delegated Design Services:
 - 1. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required by Contractor, provide products and systems complying with specific performance and design criteria indicated.
 - 2. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- D. Delegated Design Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit three copies of a statement, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
- E. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

2.3 DELEGATED DESIGN SERVICES

- 2.4 CONTRACTORS CONSTRUCTION SCHEDULE
- A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type schedule within 10 days of date established for commencement of the Work.
 - B. Preparation: Include each significant construction activity separately. Identify first activity with each week with a continuous vertical line.

PART 3 - EXECUTION

- 3.1 SUBMITTAL REVIEW
- A. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
 - B. Architect will review each action submittal, make marks to indicate corrections or modifications required will stamp each submittal with an action stamp and will mark stamp appropriate to indicate action.
 - C. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

3.2 CONTRACTORS CONSTRUCTION SCHEDULE

- 3.3 END OF SECTION 013000

014000 - QUALITY REQUIREMENTS

SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- A. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for quality of work.
 - 1. Testing and inspecting services shall be performed by independent testing agencies.
 - B. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements, comply with the most stringent requirement. Refer uncertainties to Architect for a decision.
 - C. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum. The actual installation may reasonably limit. Indicated minimum values are minimum or maximum, as appropriate, for the number of requirements. Refer uncertainties to Architect for a decision.
 - D. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
 - 1. Date of issue.
 - 2. Name and number of tester.
 - 3. Name, address, and telephone number of testing agency.
 - 4. Date and locations of samples and tests or inspections.
 - 5. Recording of temperature and weather conditions at time of sample taking and testing and inspecting.
 - 6. Names of individuals making tests and inspections.
 - 7. Description of the Work and test and inspection method.
 - 8. Complete test or inspection data, test and inspection results, an interpretation of test results, and comments or professional opinion on whether tested item complies with the Contract Documents requirements.
 - 9. Name and signature of laboratory inspector.
 - 10. Recommendations on retesting and reworking.
 - E. Permits, Licenses, and Certifications: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, notices, receipts for fee payments, and similar documents, establishing for compliance with standards and regulations indicated and also required by the Contract Documents.
 - F. Testing Agency Authorization: An independent agency with the experience and capability to conduct testing and inspecting indicated and authorized by the Contract Documents.
 - G. Retesting/Respecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-testing services, including retesting and inspecting, for construction that replaced Work that failed to comply with the Contract Documents.
 - H. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
 - 1. Promptly notify Architect and Contractor of irregularities or deficiencies in the Work observed during performance of its services.
 - 2. Do not remove, revoke, alter, or increase requirements of the Contract Documents or approve or accept any portion of the Work.
 - 3. Do not perform any duties of Contractor.
 - I. Associated Services: Cooperate with testing agencies and provide reasonable auxiliary services as requested. Provide the following:
 - 1. Access to the Work.
 - 2. Incidentalar labor and facilities necessary to facilitate tests and inspections.
 - 3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
 - 4. Facilities for storage and field curing of test samples.
 - 5. Security and protection of testing and inspecting equipment.
 - J. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
 - K. Schedule times for tests, inspections, obtaining samples, and similar activities.
 - L. Special Tests and Inspections: Contractor shall employ and pay a qualified testing agency to conduct special tests and inspections required by authorities having jurisdiction as indicated in Statement of Special Inspections in other sections, and those required by the authorities having jurisdiction.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014000

015000 - TEMPORARY FACILITIES AND CONTROLS

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- A. Use Charges: Installation and removal of use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated.
 - B. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70. Coordinate temporary service with Landlord.
 - C. Accessible Temporary Egress: Comply with applicable provisions in ICC/ANSI A117.1.

PART 2 - PRODUCTS

- 2.1 MATERIALS
- A. Chain-Link Fencing: Minimum 2-inch, 0.146-inch-thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts and top and bottom rails.
 - B. Wood Enclosure Fencing: Plywood, 6 feet high, framed with four 2-by-4-inch rails, with preservative-treated wood posts spaced not more than 8 feet apart.
 - C. Coordinate barricade graphics with Owner and Landlord.

2.2 TEMPORARY FACILITIES

- A. Provide field office, storage and fabrication shops, and other support facilities as necessary for construction operations. Store construction materials apart from building. Coordinate location with Landlord.
- 2.3 EQUIPMENT
- A. Fire Extinguishers: Portable, UL rated, with class and extinguishing agent as required by locations and classes of fire exposure.
 - B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propylene-gas or fuel-fueled heaters with individual space thermostatic control.
 - 1. Use of gasoline-burner space heaters, open-flame heaters, or salamander-type heating units is prohibited.
 - 2. Heating Units: Listed and labeled for type of fuel being consumed, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
 - 3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 or less return-air grille in system and remove at end of construction.

PART 3 - EXECUTION

- 3.1 TEMPORARY UTILITY INSTALLATION
- A. General: Install temporary service or connect to existing service.
 - 1. Arrange with utility company, Owner, or existing service for when time service can be interrupted, if necessary, to make connections for temporary services.
 - B. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water facilities. Comply with regulations and health codes for type, number, location, operation, and maintenance of toilets and facilities.
 - C. Sanitary Facilities: Use of Owner's existing toilet facilities will be permitted, as long as facilities are cleaned and maintained in a clean acceptable condition.
 - D. Heating and Cooling: Provide temporary heating and cooling as required for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not cause a harmful effect on completed installations or elements being installed.
 - E. Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

015000 - TEMP FACILITIES & CONTROLS (Continued)

3.2 SUPPORT FACILITIES INSTALLATION

- 3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION
- A. Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and standards, and protect existing structures, utilities, and adjacent properties.
 - B. Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and roadway, according to requirements of 2003 EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
 - C. Furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
 - D. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structure to adequately enclose submittal with fabricating, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - E. Provide temporary protection of protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and other factors that could damage or destroy the Work.
 - F. Provide floor-to-ceiling outdoor protection partitions to limit dust and dirt migration and to separate areas occupied by owners from tunnels and roads.
 - G. Install and maintain temporary fire-protection facilities. Comply with NFPA 241.
4. MOISTURE AND MOLD CONTROL
- A. Before installation of weather barriers, protect materials from water damage and keep porous and organic materials from absorbing into prolonged contact with concrete.
 - B. After installation of weather barriers but before full enclosure and conditioning of building, protect as follows:
 - 1. Do not load or install drywall or porous materials into partially enclosed building.
 - 2. Discard water-damaged and wet material and material that begins to grow mold.
 - 3. Allow installed wet materials adequate time to dry before being enclosed.

3.5 OPERATION, TERMINATION AND REMOVAL

- A. Supervise and direct use of use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Terminate temporary facilities when used for its intended purpose has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion.

END OF SECTION 015000

016000 - PRODUCT REQUIREMENTS

SECTION 016000 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- A. The following definitions apply to the terms "material," "equipment," "system," and terms of similar intent.
 - B. Comparable Product Requests:
 - 1. Submit request for consideration of each comparable product. Do not submit unapproved products on Shop Drawings or other submittals.
 - 2. Identify product to be replaced and show compliance with requirements for comparable product requests. Include a detailed comparison of significant qualities of proposed substitution for Contractor's convenience with the product to be replaced.
 - 3. Architect will review the proposed product and notify Contractor of its acceptance or rejection.
 - 4. List of comparable products. Submit a list of comparable products with requirements for "comparable product requests" for consideration of an unapproved product.
 - 5. If variation is inherent in material or product, submit at least three sets of paired units that show variations.
 - C. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft, using such manufacturer's written instructions.
 - D. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
 - E. Deliver products to Project site in manufacturer's original sealed container or packaging, complete with labels and instructions for handling.
 - F. Deliver products to Project site in manufacturer's original sealed container or packaging, complete with labels and instructions for handling.
 - G. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged in the Contract Documents.
 - H. Store materials in a manner that will not endanger Project structure.
 - I. Store products that are subject to damage by the elements, under cover in a weather-tight enclosure above ground, with ventilation adequate to prevent condensation.
 - J. Warn labels specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's warranties and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

PART 2 - PRODUCTS

- 2.1 PRODUCT SELECTION PROCEDURES
- A. Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation.
 - B. Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation.
 - C. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
 - D. Product Selection Procedures:
 - 1. Where Specifications name a single manufacturer and product, provide the named product that complies with requirements.
 - 2. Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
 - 3. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements.
 - 4. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed, or an unnamed manufacturer or source that complies with requirements.
 - 5. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed, or an unnamed manufacturer or source that complies with requirements.
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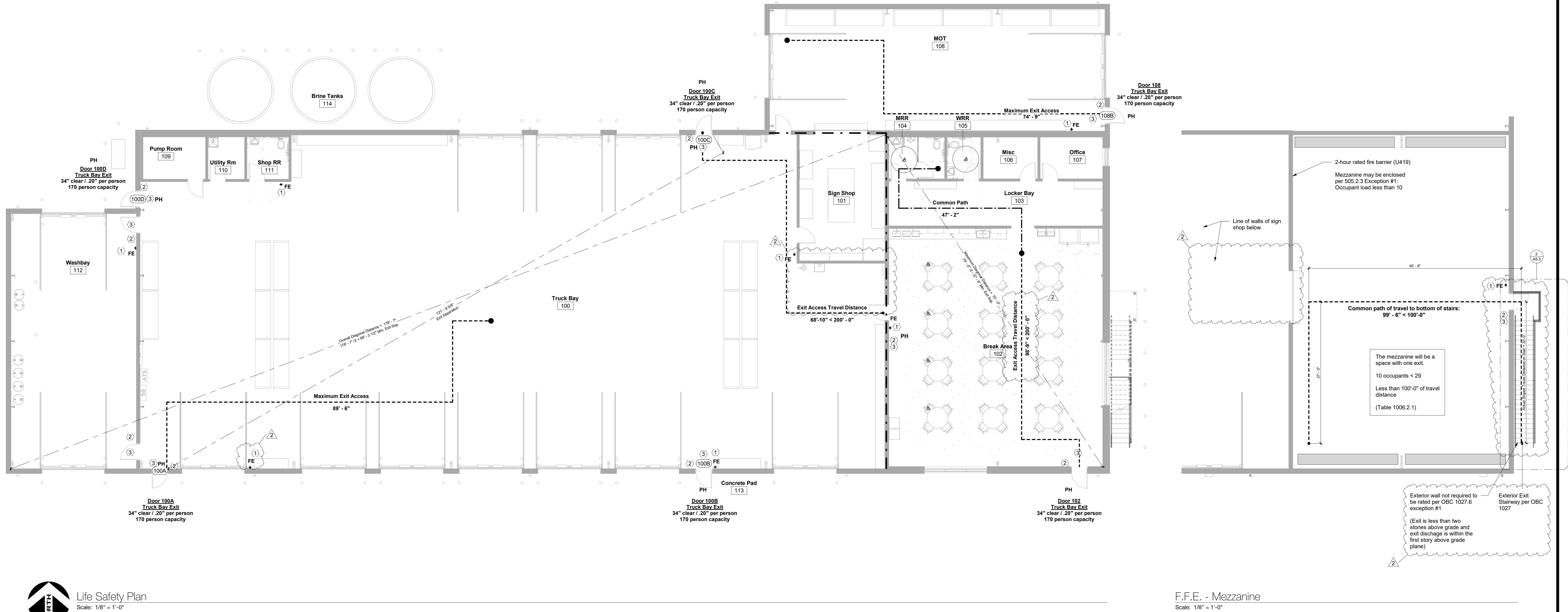
PART 3 - EXECUTION (Not Used)

017000 - EXECUTION & CLOSEOUT REQUIREMENTS

SECTION 017000 - EXECUTION & CLOSEOUT REQUIREMENTS

PART 1 - GENERAL

- 1.1 ACTION SUBMITTALS
- A. Construction Documents: Distribute a set of prints of the Contract Documents to all trades. Mark to show actual installation where installation varies from that shown originally.
 - B. Material: 28 gauge, 24 gauge, 20 gauge, 18 gauge, 16 gauge, 14 gauge, 12 gauge, 10 gauge, 8 gauge, 6 gauge, 4 gauge, 2 gauge, 1 gauge, 1/2 gauge, 1/4 gauge, 1/8 gauge, 1/16 gauge, 1/32 gauge, 1/64 gauge, 1/128 gauge, 1/256 gauge, 1/512 gauge, 1/1024 gauge, 1/2048 gauge, 1/4096 gauge, 1/8192 gauge, 1/16384 gauge, 1/32768 gauge, 1/65536 gauge, 1/131072 gauge, 1/262144 gauge, 1/524288 gauge, 1/1048576 gauge, 1/2097152 gauge, 1/4194304 gauge, 1/8388608 gauge, 1/16777216 gauge, 1/33554432 gauge, 1/67108864 gauge, 1/134217728 gauge, 1/268435456 gauge, 1/536870912 gauge, 1/1073741824 gauge, 1/2147483648 gauge, 1/4294967296 gauge, 1/8589934592 gauge, 1/17179869184 gauge, 1/34359738368 gauge, 1/68719476736 gauge, 1/137438953472 gauge, 1/274877906944 gauge, 1/549755813888 gauge, 1/1099511627776 gauge, 1/2199023255552 gauge, 1/4398046511104 gauge, 1/8796093022208 gauge, 1/17592186044416 gauge, 1/35184372088832 gauge, 1/70368744177664 gauge, 1/140737488355328 gauge, 1/281474976710656 gauge, 1/562949953421312 gauge, 1/1125899906842624 gauge, 1/2251799813685248 gauge, 1/4503599627370496 gauge, 1/9007199254740992 gauge, 1/18014398509481984 gauge, 1/36028797018963968 gauge, 1/72057594037927936 gauge, 1/14411518807585584 gauge, 1/28823037615171168 gauge, 1/57646075230342336 gauge, 1/115292150460684672 gauge, 1/230584300921369344 gauge, 1/461168601842738688 gauge, 1/922337203685477376 gauge, 1/1844674407370954752 gauge, 1/3689348814741909504 gauge, 1/7378697629483819008 gauge, 1/14757395258967638016 gauge, 1/29514790517935276032 gauge, 1/59029581035870552064 gauge, 1/118059162071741104128 gauge, 1/236118324143482208256 gauge, 1/472236648286964416512 gauge, 1/944473296573928833024 gauge, 1/1888946593147857666048 gauge, 1/3777893186295715332096 gauge, 1/7555786372591430664192 gauge, 1/15111572745182861328384 gauge, 1/30223145490365722656768 gauge, 1/60446290980731445313536 gauge, 1/120892581961462890627136 gauge, 1/241785163922925781254272 gauge, 1/483570327845851562508448 gauge, 1/967140655691703125016896 gauge, 1/1934281311383406250133792 gauge, 1/3868562622766812500267584 gauge, 1/7737125245533625000535168 gauge, 1/15474250491067250001070336 gauge, 1/30948500982134500002140672 gauge, 1/61897001964269000004281344 gauge, 1/123794003928538000008562688 gauge, 1/247588007857076000017125376 gauge, 1/495176015714152000034250752 gauge, 1/990352031428304000068501504 gauge, 1/1980704062856608000137003008 gauge, 1/3961408125713216000274006016 gauge, 1/7922816251426432000548012032 gauge, 1/15845632502852864001096024064 gauge, 1/31691265005705728002192048128 gauge, 1/63382530011411456004384096256 gauge, 1/126765060022822912008768193512 gauge, 1/253530120045645824017536387024 gauge, 1/507060240091291648035072774048 gauge, 1/1014120480182583296070144548096 gauge, 1/202824096036516659201402896192 gauge, 1/405648192073033318402805792384 gauge, 1/811296384146066636805611584768 gauge, 1/1622592768322133273611223169536 gauge, 1/3245185536644266547222446339072 gauge, 1/6490371073288533094444892678144 gauge, 1/1298074214657706618888978535628



GENERAL NOTES - LIFE SAFETY PLAN

- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Contractor to provide tactile sign stating 'exit', and complying with accessibility code, at door locations indicated with illuminated exit signs.
- Refer to Reflected Ceiling Plan and electrical drawings for exit signage and emergency lighting locations.

KEYNOTES - LIFE SAFETY PLAN

- Install classification 2A-10B-C fire extinguisher at indicated location (75' of rectilinear travel path around obstructions); cabinet to be Larsen Vertical Duo clear acrylic door with Larsen Loc, #4 stainless steel finish; 1-1/4" square semi-recessed; mount top at 48" A.F.F. Confirm locations with local Fire Department prior to installation.
- Location of tactile exit sign as specified on sheet A0.1
- Emergency exit lighting, refer to Electrical Drawings for specification

LEGEND - LIFE SAFETY PLAN

Line indicates path of maximum travel.
Overall distance indicated on plan.

Handicap accessible seat. Refer to calculations below.

Fire extinguisher

Panic Hardware

2 Hour Rated Wall
(U419, Refer to UL Assemblies Sheet)

FLOOR AREA ALLOWANCES PER OCCUPANT

Function of Space	SF Per Person	SF Type
Assembly (Dining, Tables & Chairs)	15	Net
Assembly (Standing Space)	5	Net
Business Areas	100	Gross
Industrial Areas	100	Gross
Kitchens, Commercial	200	Gross
Locker Rooms	50	Gross
Mercantile	30	Gross
Mercantile (Storage, Stock, Shipping Areas)	300	Gross
Not Occupied, Circulation	0	Gross
Parking Garages	200	Gross
Per Section 1004.2 'Increased Occupant Load'	9	Net
Stages & Platforms	15	Net
Storage areas, Equipment Rooms	300	Gross

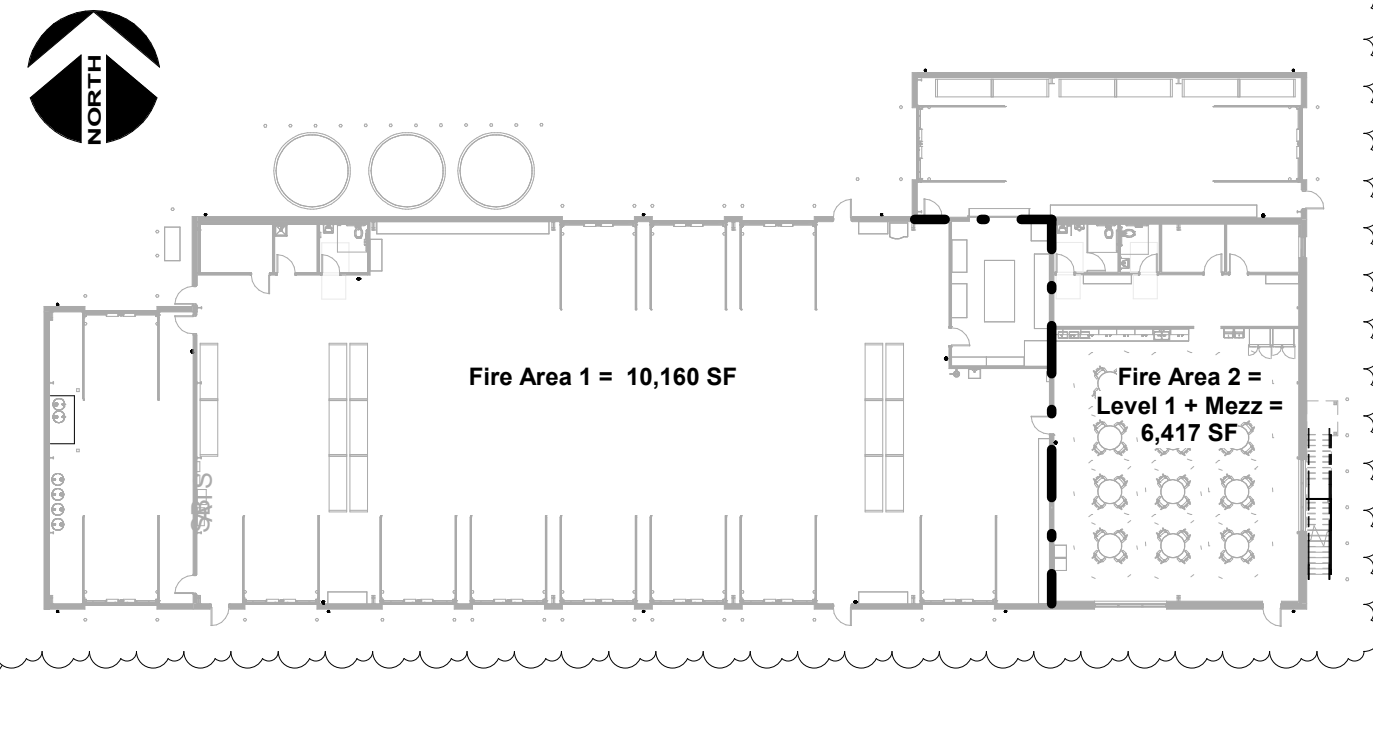
OCCUPANCY TABULATION

#	Name	Function of Space	Net Area	Persons
100	Truck Bay	Parking Garages	8,379 SF	42
101	Sign Shop	Industrial Areas	395 SF	4
102	Break Area	Assembly (Dining, Tables & Chairs)	1,858 SF	124
103	Locker Bay	Locker Rooms	351 SF	8
104	MRR	Not Occupied, Circulation	85 SF	0
105	WRR	Not Occupied, Circulation	52 SF	0
106	Misc	Business Areas	84 SF	1
107	Office	Business Areas	96 SF	1
108	MOT	Parking Garages	1,491 SF	8
109	Pump Room	Storage areas, Equipment Rooms	97 SF	1
110	Utility Rm	Storage areas, Equipment Rooms	57 SF	1
111	Shop RR	Not Occupied, Circulation	65 SF	0
112	Washbay	Parking Garages	1,167 SF	6
F. F. L.			14,177 SF	196
200	Storage Mezzanine	Storage areas, Equipment Rooms	2,400 SF	8
F.F.E. - Mezzanine			2,400 SF	8
		(Usable/Net Total)	16,577 SF	204

NOTE: Per Section 1004.3 GC shall provide and install occupancy signs near main exit; verify specific requirements for signs with local code officials. Minimum 1" lettering on contrasting background mounted <60" and >48" AFF.

ACCESSIBLE SEATING PER CHAPTER 11
48 interior seats at 5% = 3 accessible seats required
4 accessible seats provided

FIRE AREA DIAGRAM



Design Collective

OWNER

Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT

Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER

Kimley-Horn
7965 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER

Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER

Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

10/11/2023

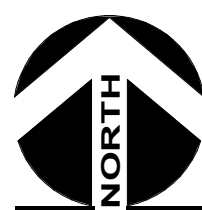
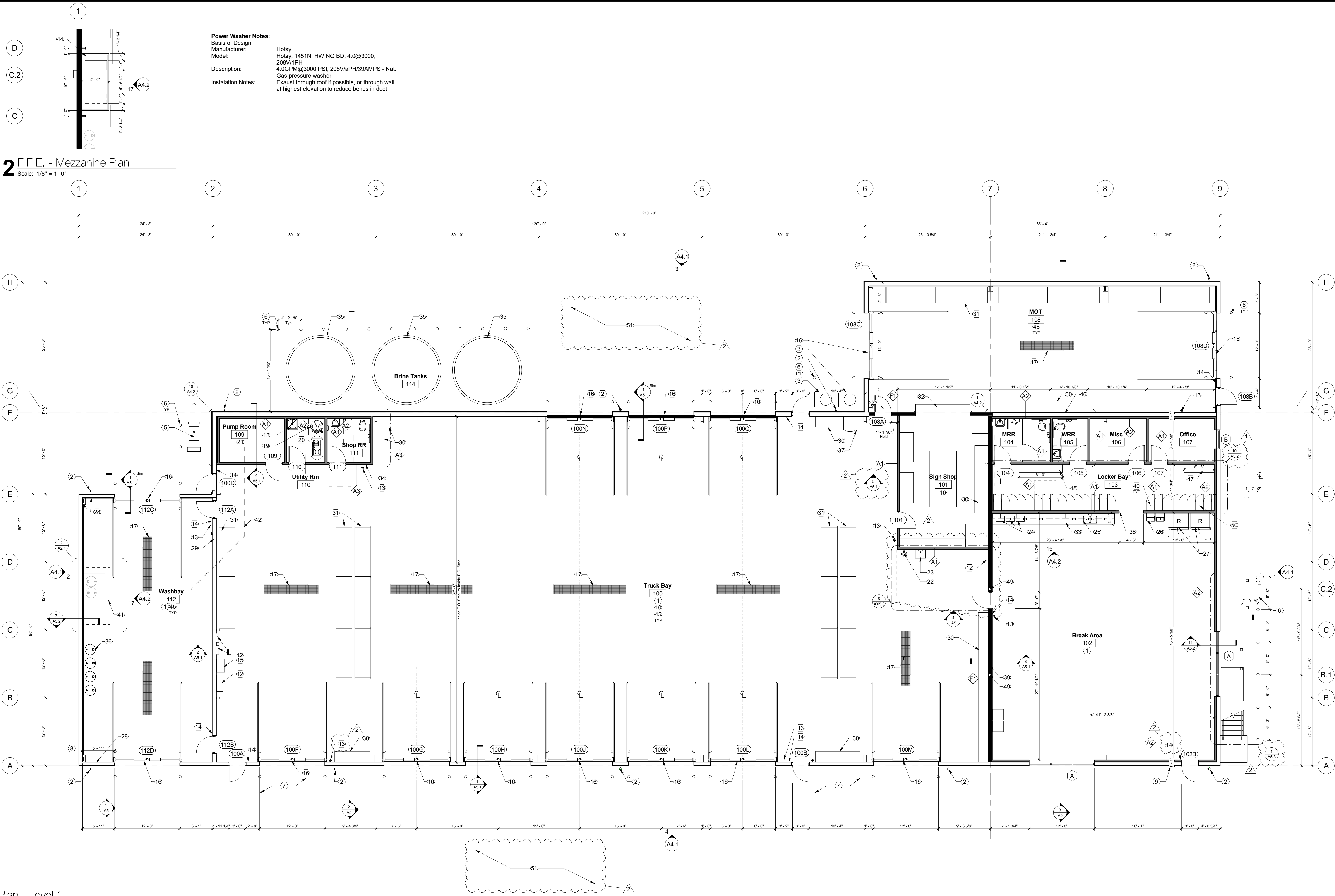
PROJECT NO.

1296.01

Life Safety Plan

A1

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Architectural Plan - Level 1
Scale: 1/8" = 1'-0"

GENERAL NOTES - ARCHITECTURAL PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- General Contractor to coordinate with Owner's security consultant prior to rough inspections

KEYNOTES - ARCHITECTURAL PLAN

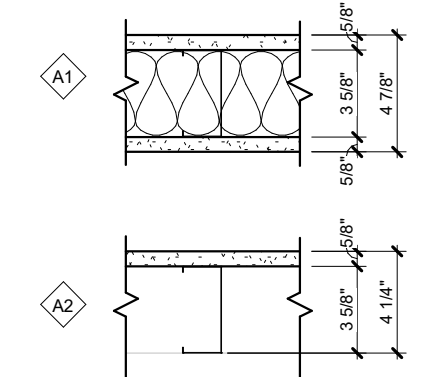
- Concrete slab over compacted fill. Provide 10 mil. vapor barrier.
- Pre-finished metal downspout. Refer to roof plan and PEMB drawing.
- Condensing unit, refer to HVAC drawings
- Generator.
- Bollard, refer to details
- Exterior concrete slab, reference Civil Drawings for extents
- Gas Meter.
- Knock box. Verify final location and mounting height with local AHJ prior to installation.
- FRP as specified over 3/4" plywood up to 8'-0" AFF, exposed structure and insulation above at indicated location. Refer to Wall Sections
- Electrical panel. Provide 6" bollard as required. Paint bollards safety yellow.
- Provide 10 lb. Type ABC bracket mounted fire extinguisher. Mount top at 48" AFF. Verify final location and quantity with the marshal prior to installation.
- Tactile exit signage. Locate on latch side of door. Refer to location specified on Accessibility Guidelines sheet.
- Automatic transfer switch. Refer to electrical drawings.
- Insulated, sectional, 12'-0" wide x 14'-0" tall overhead drive-in door with (4) 6" bollards. Refer to detail.
- Trench drain with traffic rated heavy duty grate, refer to Plumbing Drawings
- Mop sink. Refer to plumbing drawings.
- Water heater. Refer to plumbing drawings.
- Compressor by Electrical Contractor. Refer to plumbing drawings.
- Pump room. Equipment for brine tank pumps and wash bay.
- Eye wash station. Refer to plumbing drawings.
- Service sink. Refer to plumbing drawings.
- Microwave, by owner.
- Stainless steel, double bowl sink with gooseneck faucet and 4" paddle handles. Provide garbage disposal with above counter switch. Refer to plumbing drawings.
- Hi-lo electric water cooler with bottle filler. Refer to plumbing drawings.
- Refrigerator, by owner.
- Concrete block wall up to 7'-4" in Wash Bay with integral water repellent. Galvanized PEMB panels above.
- Demising wall. Concrete block up to 7'-4". Galvanized PEMB panels above
- Work bench, by owner.
- Racking, by owner.

- Fire rated Coiling overhead door, 10'-0" wide x 12'-0" tall
- Base cabinets with countertop and 4" backsplash. Wall cabinets overhead.
- Equipment platform above Pump Room, Restroom and Utility Room. 8" deep joists at 16" o.c. with 3/4" plywood over 9/16" metal deck.
- Brine tank on concrete pad, refer to Civil Drawings for extents of concrete
- Barrel storage
- Vending machine, by owner.
- Hollow metal flush frame. Refer to A7 - Door/Window Schedules
- Align wall with edge of mezzanine, refer to details and wall sections
- 18"x18" gray lockers, refer to Enlarged Plan of locker area, provide blocking in wall per manufacturer's recommendations
- Dashed line indicates platform framing above, refer to details and enlarged plans
- Dashed line trench for wash bay piping, coordinate with Plumbing Drawings and car wash manufacturer final locations and extents of car wash process piping
- Prefabricated power wash platform and railing by fabricator, bottom of structure 7'-8" min.; coordinate structural requirements with wash bay equipment contractor, designed to hold (2) power washers, power washer provided by GC, dashed lines indicate dedicated space on platform for future equipment. Provide removable access panels in railing for servicing equipment. Platform size and clear dimensions are dependant on selected equipment, refer to power wash manufacturer specification.
- PEMB factory primed grey
- Provide vinyl faced batt insulation in the pre-engineered metal wall indicated
- ADA compliant bench fixed to wall. Seat depth not less than 20" and not more than 24"; seat height not less than 17" AFF or not more than 19" AFF. Dashed lines indicate ADA clear floor space
- Bench fixed to wall
- Structural column, refer to Structural Drawings
- Provide ADA locker at location indicated. Dashed lines indicate clear floor space required for ADA locker
- GC to supply and maintain a temporary fence to separate construction areas from existing onsite operations throughout all phases of construction

WALL TYPES

- All gypsum board in restrooms and kitchen to be moisture resistant.
- Provide waterproof membrane at base of all restroom walls. Refer to typical base details.
- All soffits to match A1 unless noted otherwise
- 3/4" x 3" pressure treated plywood furring (vertical) at 16" O.C. behind gyp at all CMU/concrete wall furring locations.
- Runner track gauge to match stud.
- Confirm all stud selections using the stud height limitation chart below.
- Walls over 12'-0" high to be laterally braced with 1-1/2", 16Ga. channel clips anchored to metal studs.

3 5/8" METAL STUD PARTITIONS



New 4 7/8" Partition

5/8" gypsum board on each face of 3 5/8", 20 gauge, metal studs at 16" on center to mezzanine structure above with sound batt insulation. Diagonally brace studs to platform deck/structure 48" O.C. max. Frame to deck at MRR, WRR and Offices

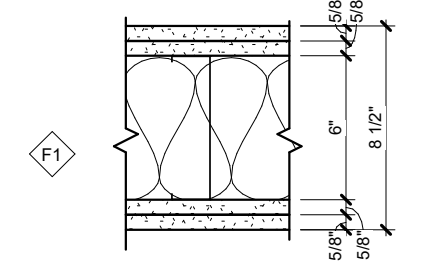
New 4 1/4" Partition - One Sided - To Mezzanine Structure

5/8" gypsum board on one side of 3 5/8", 20 gauge, metal studs at 16" on center to mezzanine structure above. Diagonally brace studs to deck/structure 48" O.C. max.

New 4 7/8" Partition - To Equipment Platform/ Mezzanine Deck

Same as above except partition extends to deck. Use deflection track as required. Seal all perimeter and penetration joints with sound sealant.

FIRE-RATED PARTITIONS



New 2 Hour Rated Partition - Assembly Number: UL-U419

2 layers 5/8" Type X gypsum board on each face of 6", 20 gauge, metal studs at 16" on center with sound batt insulation. Extend partition to roof deck above. Use deflection track as required. Seal all perimeter and penetration joints with fire rated sealant.

STUD HEIGHT LIMITATIONS

Size	Gauge/Thickness	Max. unsupported height at 16" O.C. (L240 deflection, gyp both sides)
1-5/8"	20Ga./30mls	8'-5"
2-1/2"	20Ga./30mls	11'-7"
3-5/8"	20Ga./30mls	15'-0"
	16Ga./43mls	17'-5"
6"	20Ga./30mls	22'-11"
	18Ga./43mls	26'-1"
	16Ga./54mls	27'-11"
8"	18Ga./43mls	32'-9"
	16Ga./54mls	35'-2"
	14Ga./68mls	38'-1"

- Use gauge and type of stud indicated on plan U.N.O. Verify height requirements using this chart. Notify architect immediately if conflict arises.
- No gauges lower than 20.
- Based on interior non-structural, non-composite limiting wall height tables. Partitions with one layer gypsum board each side. L240 deflection-5psf load. Per 2012 SSMA product technical information bulletin (ICC ESR #3064P).

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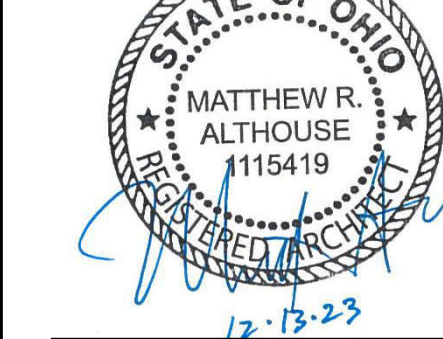
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

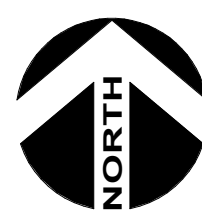
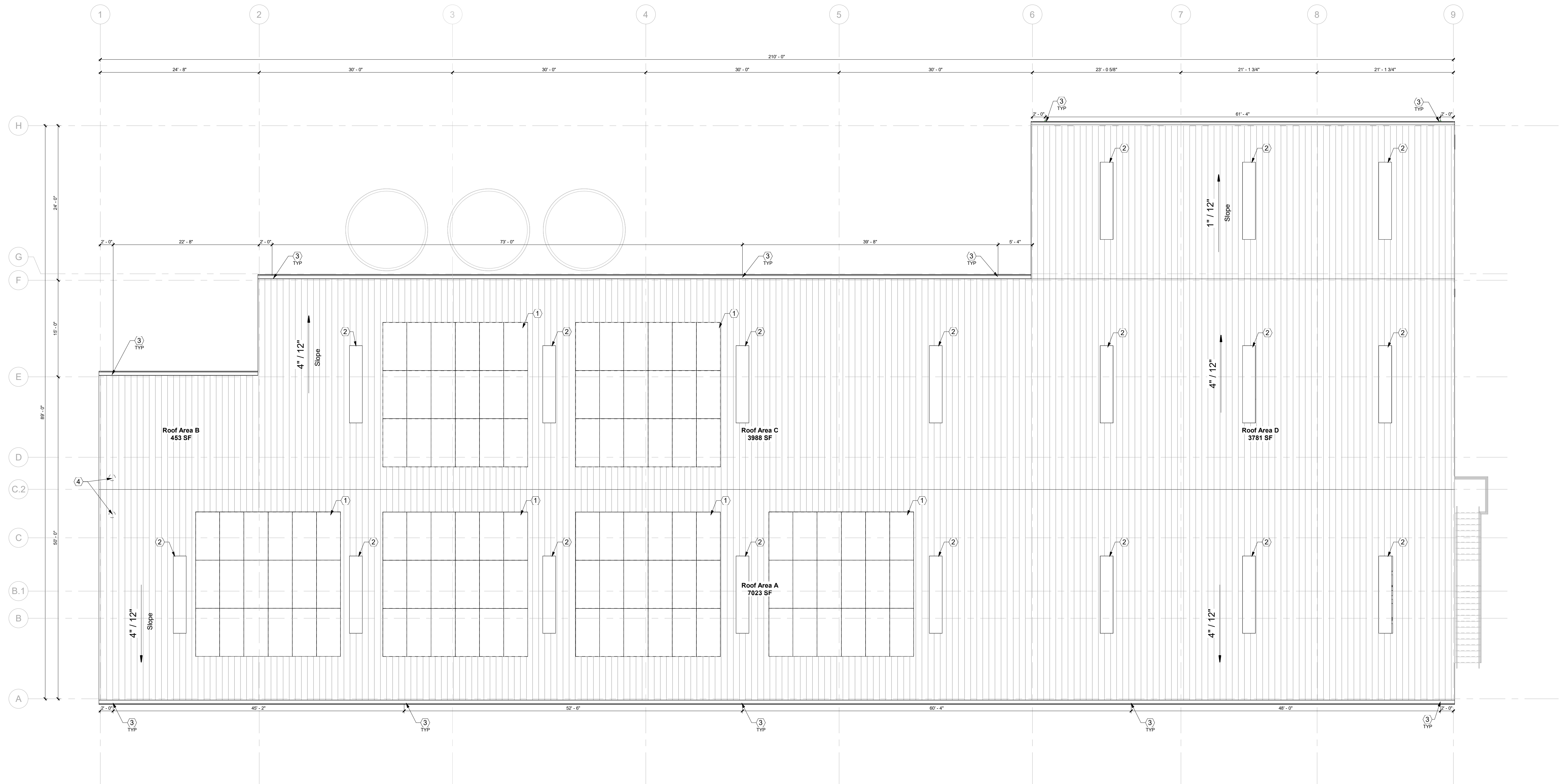
REVISIONS		
#	Description	Date
1	Revision 1	10/24/2023
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Architectural Plan

A2.1

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Roof Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Label all rooftop equipment with space number per building standards.

KEYNOTES - ROOF PLAN

- Solar panel array, refer to basis of design specification on this sheet, final quantity and layout TBD by solar panel vendor.
- 24" x 12'-0" PEMB Skylight. Coordinate with solar panel array and PEMB drawings.
- Gutters and downspouts TBD by Pre Engineered Metal Building manufacturer, refer to Elevations
- Dashed line indicates approximate location of roof penetration for power washer exhaust. Refer to architectural plans

ROOF CLASS PER CONSTRUCTION TYPE

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C	B	C	B	B	C

ROOF CONSTRUCTION

24 gauge min. PEMB roof panel with R-19 vinyl faced batt insulation and S-5 snow rail system or equal, by Pre Engineered Metal Building Manufacturer, submit alternatives to Owner and Architect for approval.

SOLAR ARRAY DESIGN

The basis of solar array design is as follows, substitutes/ alternates are permitted and must meet performance spec as outlined below, submit alternates for approval by architect and solar consultant.

- Basis of design:** a ~54 kW DC solar array with the following general components:
 - 108x PV Modules @ ~500W each (Sifab Solar SIL-500 HM) + 108x PV Rapid Shutdown Electronics (APsmart RSD-S-PLC)
 - 6 arrays consisting of 18 modules in each array (see Roof Plan)
 - 2 arrays on north roof (public facing)
 - 4 arrays on south roof
 - Project to include module-level components to comply with photo-voltaic rapid shutdown equipment (PVRSE) requirements:
 - 2017 NEC 690.12 2017 NEC 690.12 Rapid Shutdown – Important Changes
 - UL 3741 UL_PV_Rapid_Shutdown_System_White_Paper
 - 4x String Inverters @ 9.600VA AC each (Goodwe GV9600A-MS)
 - Project to include necessary communication and system-level components to comply with photo-voltaic rapid shutdown system (PVRSS) requirements (APsmart RSD-S-PLC)
 - 2017 NEC 690.12 2017 NEC 690.12 Rapid Shutdown – Important Changes (repeat from above)
 - UL 3741 UL_PV_Rapid_Shutdown_System_White_Paper (repeat from above)
 - Standing Seam roof attachments (S-G) Roof Clamp – TBD)
 - PV module racking (Iron Ridge XR100)
 - Monitoring & Communications Hardware (unique to the final inverter selection and IT / network administrator requirements – Goodwe appears to have a variety of options for selection during DD/procurement: Monitoring System & Accessories)
 - Balance of System (standard issue preferences per electrician/company)
 - Conduit + Fillings
 - Mounting Hardware
 - Junction Boxes
 - Wiring
 - Combiner / Electrical Panel(s)
 - Breakers
 - Safety Disconnect(s)
 - Revenue Grade Meter (if pursuing a Power Purchase Agreement PPA)
 - Equipment Enclosures
 - Flashings
 - Communications Interconnections
 - Etc.
- Detailed Assumptions and Additional Notes:**
 - Fastening System to Roof:** S-SI clips to match the standing seam profile and PV array configuration(s) desired, verify with PEMB assembly
 - Mounting Rail:** IronRidge XR100 Rail
 - XR Rail® Family - IronRidge
 - Seam Spacing: **Assuming 24" standing seam spacing** - verify with architect and solar consultant, attachment point weights are dependent upon the
 - Weights**
 - Distributed Weight based on module/rail selections: 2.5 psf
 - Weight at each attachment: 30.2 lbs
 - Inverters:** Goodwe® A-MS Series (Single Phase) String Inverters
 - GoodWe A-MS Series 5-9.6 kW Split Phase Up to 4 MPPTs Solar Inverter
 - GV9600A-MS
 - NOTES:**
 - Wall-mounted inverters in lieu of the normal rooftop mount:
 - Flexibility of location
 - Reduced point load on PEMB roof framing
 - More convenient PV Rapid Shutdown (PVRSE / PVRSS) configuration options
 - SMA Solar Inverters are an acceptable alternative, verify with architect and solar consultant.
 - PV Modules:** Sifab Commercial Solar
 - SIL-500 HM - SILFAB SOLAR
 - SIL-500 HM
 - Conduit Routing:** Conduit routing to penetrate the roof and keep the majority of the conduit internal to the building.

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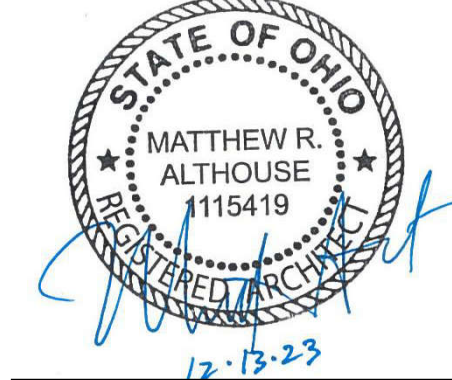
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date

INITIAL ISSUE DATE

10/11/2023

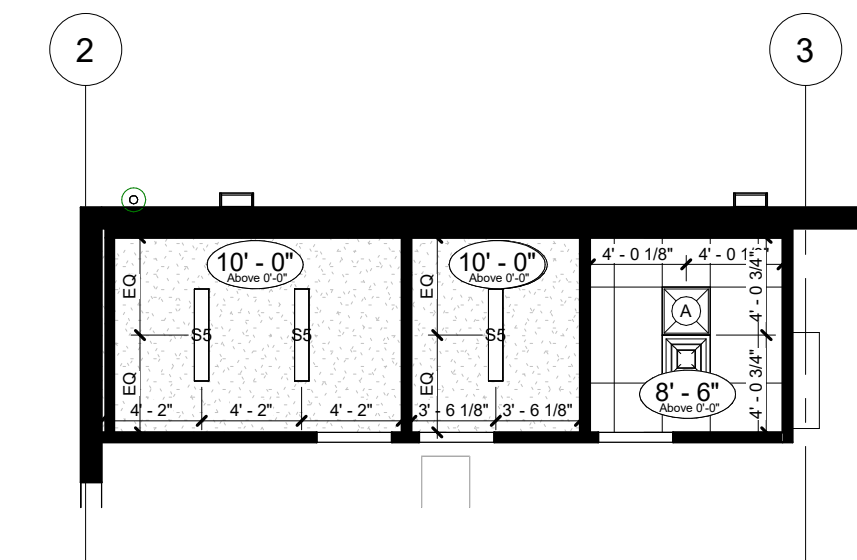
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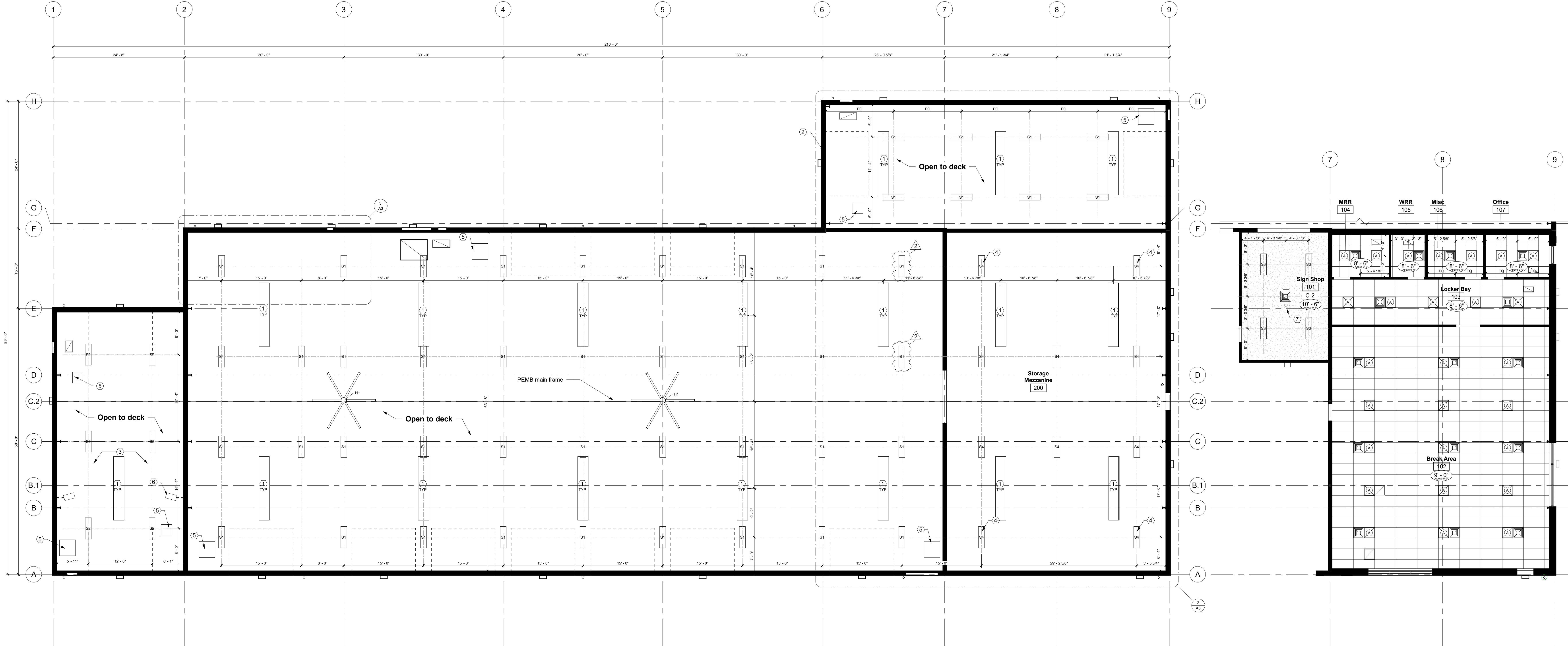
Roof Plan

A2.2

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3 Reflected Ceiling Plan - Utility Rooms
Scale: 1/8" = 1'-0"



1 Reflected Ceiling Plan - Overall
Scale: 1/8" = 1'-0"

2 Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES - REFLECTED CEILING PLAN

- Do not scale drawings. If dimensions are in question, the Contractor is responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Architectural reflected ceiling plans are for the purpose of indicating the design intent only. Indicated location of HVAC diffusers, return air grilles, light fixtures, etc., are shown only for coordination of these items with the architectural design elements. Refer to Engineer's drawings for specifications and exact locations of these items. If discrepancies between the engineering drawings and architectural drawings are discovered, Contractor shall notify Architect for clarification prior to installing work in question.
- Ceiling grid layout is to be centered both ways in rooms or spaces unless noted otherwise.
- HVAC diffusers and return air grilles are to be centered between light fixtures unless noted otherwise.
- The Contractor shall provide access panels, where equipment requiring access is located above finished, non-accessible ceilings. Match access panel to adjacent finish. Coordinate specific access panel details with Architect.
- Do not install light fixtures lenses or remove protective plastic film until carpet has been installed and vacuumed.
- Install acoustical ceiling panels with grain/texture running in the same direction unless indicated otherwise.
- If acoustical ceiling panels have been specified, Contractor shall include an allowance to provide Owner with a five percent attic stock of each panel type used on the project, in unopened cartons for maintenance and replacement use. Verify actual quantity with Owner prior to order.
- Gypsum board ceilings and soffits as indicated on these drawings are to be attached or suspended according to construction procedures described in latest edition of *The Gypsum Construction Handbook* by USG, published by Wiley.
- All ceiling mounted items shall be installed per manufacturers instructions. Contractor shall identify and provide all required blocking for their proper attachment.

KEYNOTES - REFLECTED CEILING PLAN

- 24" x 12'-0" PEMB Skylight. Coordinate with solar panel array and PEMB drawings.
- Coordinate location of Overhead Door with PEMB framing
- 50ft hoze reel on each side of wash bay, by others
- Indicated fixture to be mounted to bottom of structure
- Gas unit heater, refer to HVAC Drawings
- Power washer hose reel by Manufacturer
- Indicated fixture to be mounted at 7'-6" AFF

LEGEND - CEILING CONSTRUCTION TYPES

	Exposed deck and structure above. Refer to plan and schedule for finish.
	Painted 5/8" gypsum board ceiling. Install over 3-5/8" metal stud framing at 16" O.C. or USG drywall suspension system. Refer to typical framing and suspension details. Refer to plan and schedule for finish.
	2'x4' Lay-in ceiling tile. Refer to finish schedule.

SCHEDULE - CEILING FINISHES

Type	Description	Manufacturer	Model	Comments
C-1	Acoustic Tile (24x48)	Armstrong	24"x48" fine fissured - white	Install batt insulation on panels in office, break and office restroom areas
C-2	Paint (White)	Sherwin Williams	Preprie 200 Primer ProMar 200 Latex Flat Color: #SW7028 "Incredible White"	One coat primer, 2 coats finish

SCHEDULE - LIGHT FIXTURES

Type	Description	Manufacturer	Model	Mounting Height
A	2'x2' recessed LED Panel	TBD	TBD	Ceiling Mounted
H1	HVLS 12" Fan	Greenheck	DS-6-12-70HV. Refer to Electrical Drawings	22" AFF UNO Verify mounting height with PEMB Drawings
S1	LED Highbay	Columbia Advantage Environmental Lumax Lighting LSI	Refer to Electrical Drawings	17'-6" AFF
S2	Wash Down Mini LED High Bay	Advantage Environmental Lumax Lighting LSI	Refer to Electrical Drawings	17'-6" AFF
S3	6' long LED Linear Wrap Single Piece	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	Ceiling Mounted UNO
S4	4' long LED Lensed Strip Welded Steel Housing	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	10' AFF UNO
S5	4' long LED Lensed Strip Welded Steel Housing	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	Ceiling Mounted
WP1	Wall Mounted Down Light	Bolt Electrical Products	Refer to Electrical Drawings	Refer to Exterior Elevations

FOR COORDINATION ONLY; REFER TO ELECTRICAL PLANS.
Mounting heights listed are to bottom of fixture for ceiling mounts, and center of J-box for wall mount

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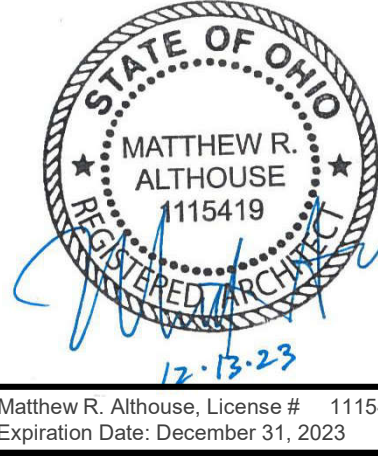
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Bid/ Permit Set



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REVISIONS

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10/11/2023

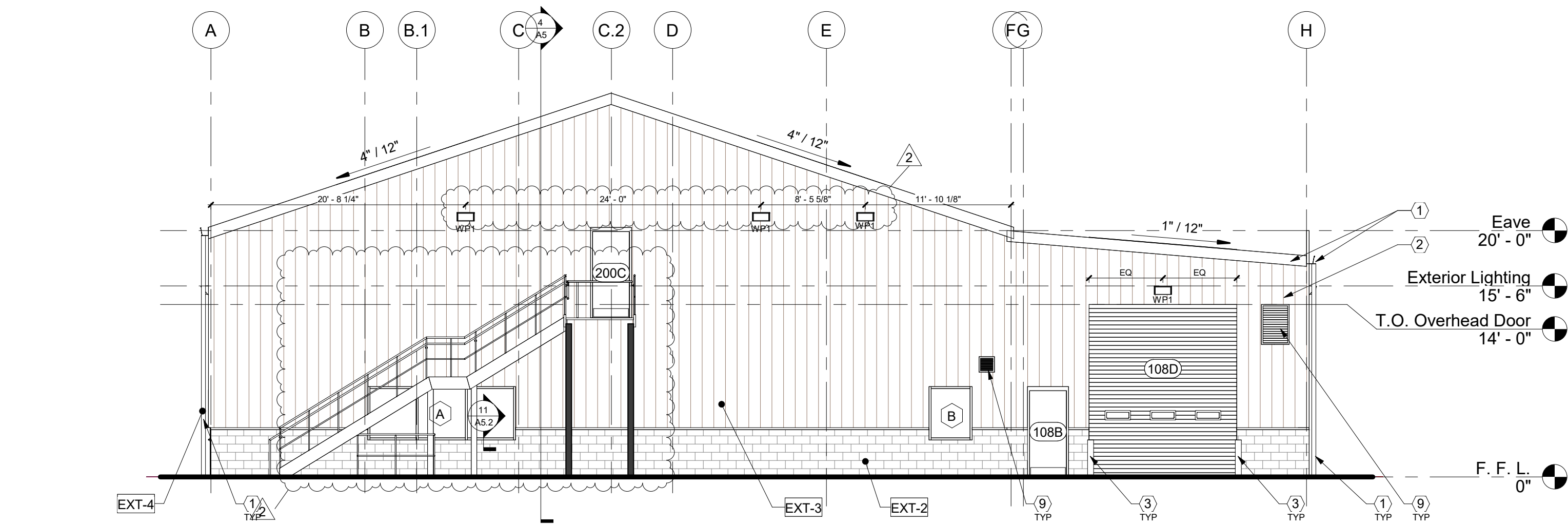
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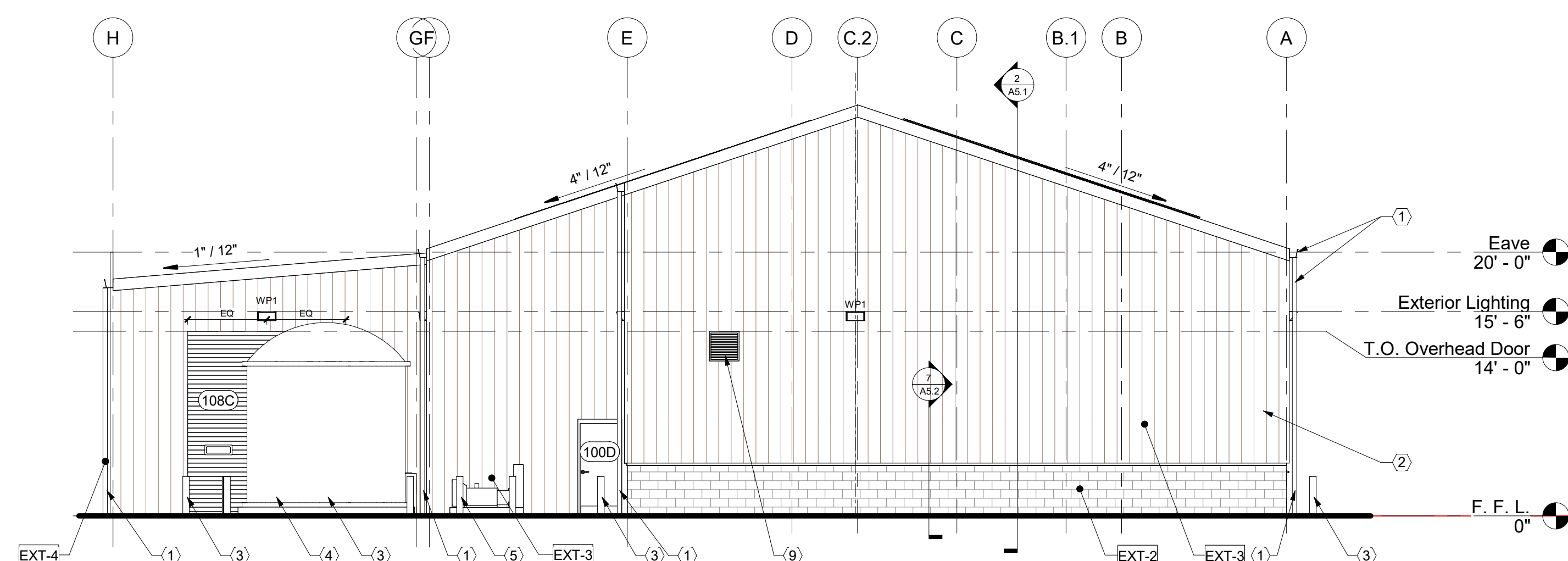
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A3

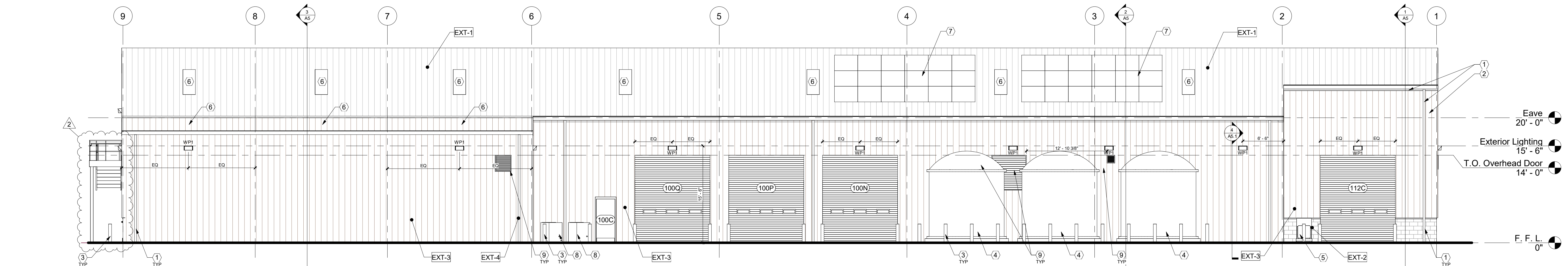
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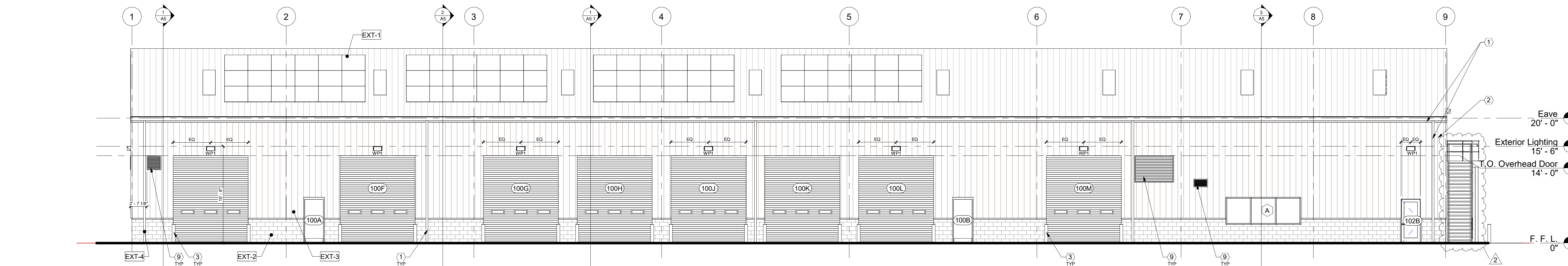
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2 Exterior Elevation - West
Scale: 1/8" = 1'-0"



3 Exterior Elevation - North
Scale: 1/8" = 1'-0"



4 Exterior Elevation - South
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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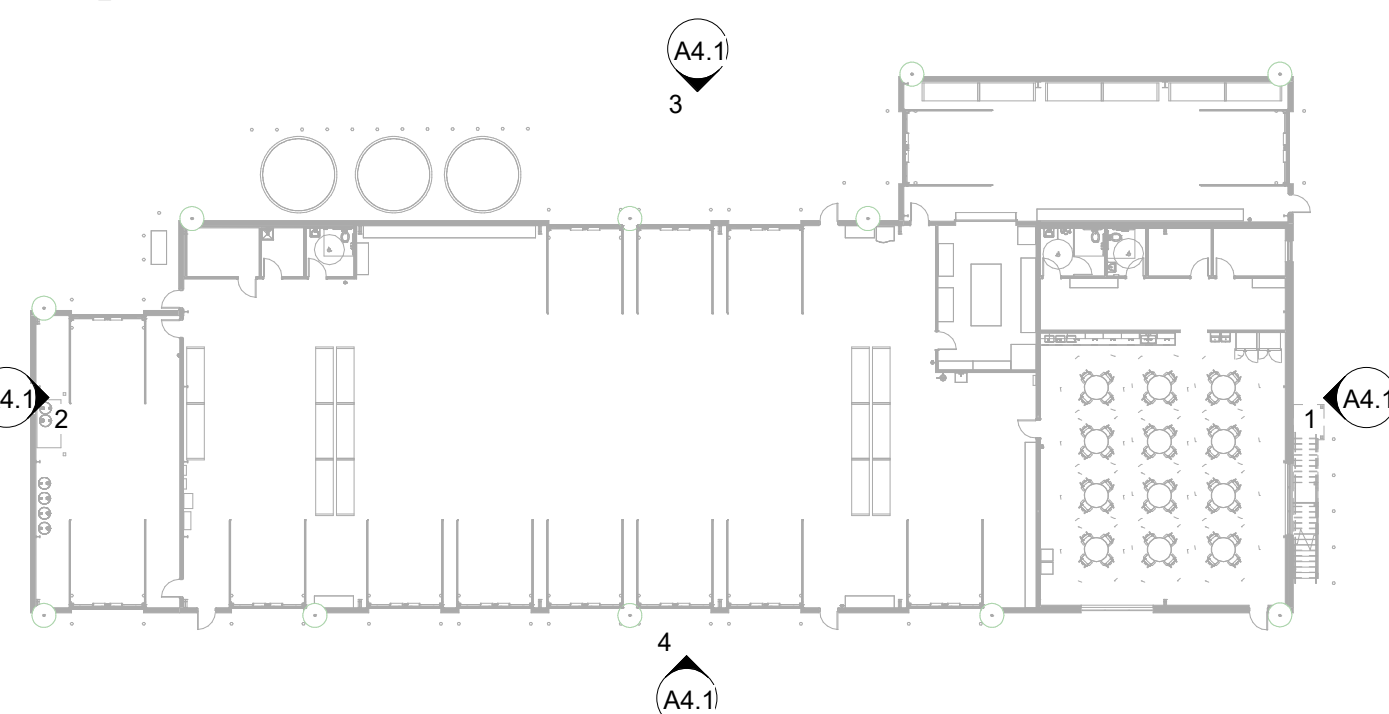
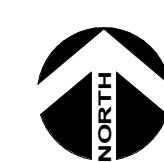
SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	

KEYNOTES - EXTERIOR ELEVATIONS

- Pre-finished metal downspout/ gutter. Refer to roof plan and PEMB drawing.
- PEMB wall panel by Manufacturer, refer to Wall Sections
- Bollard, refer to details
- Brine tank
- Generator
- PEMB skylight, refer to Roof Plan and PEMB manufacturers drawings
- Solar panels, refer to Roof Plan
- Condensing unit
- Louver shown for reference only, refer to HVAC Drawings

KEY PLAN - EXTERIOR ELEVATIONS



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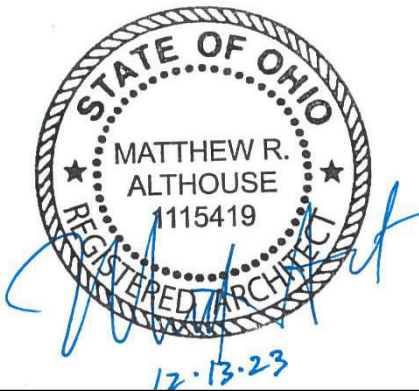
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Bid/ Permit Set



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Grove City Maintenance Building

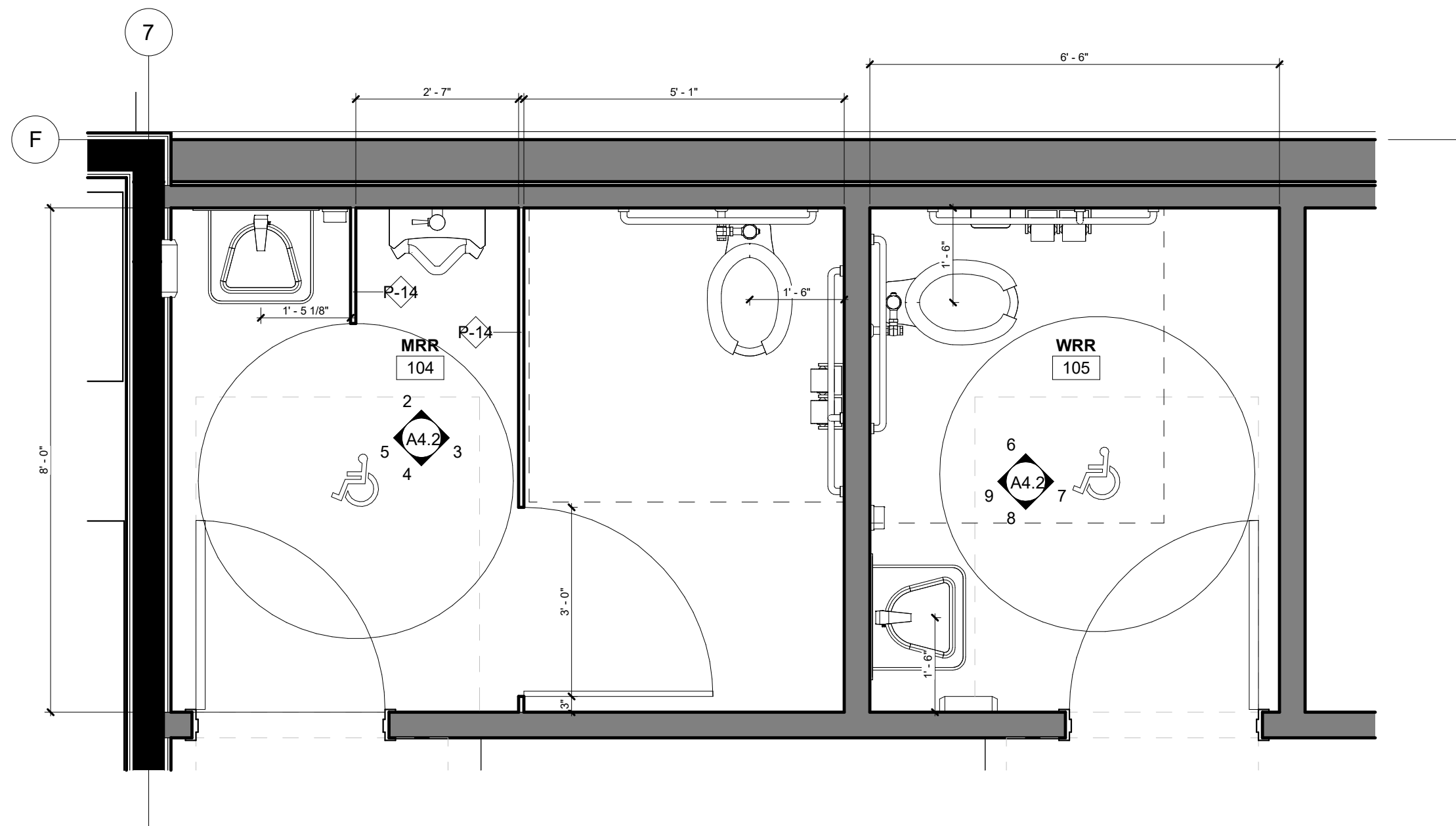
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#	Description	Date
2	Revision 2	12/12/2023

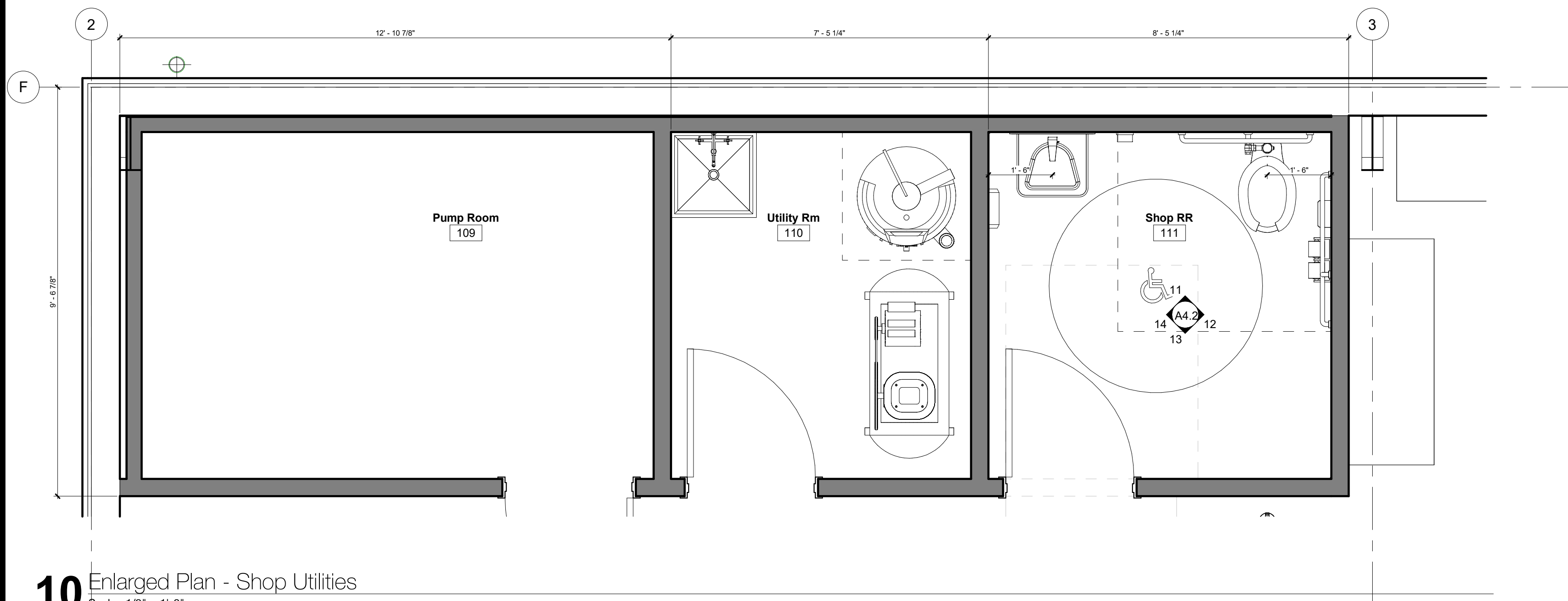
INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
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Exterior
Elevations

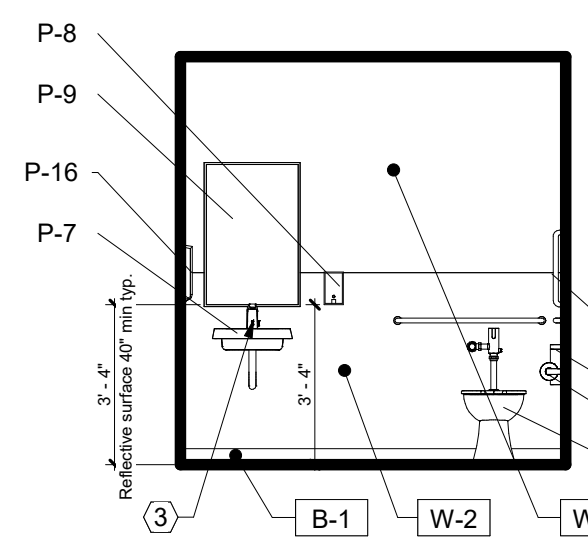
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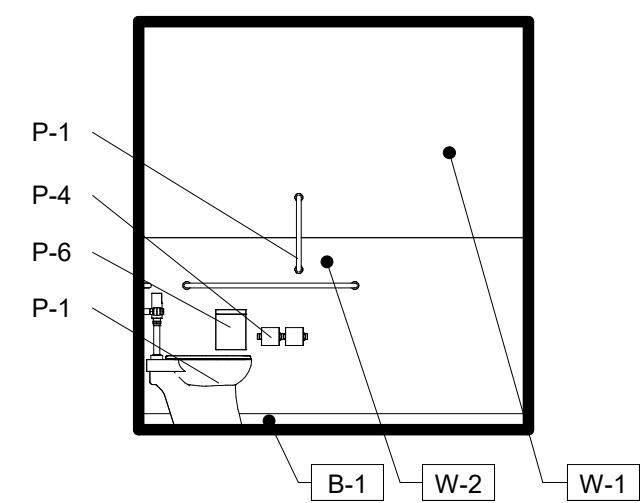
1 Enlarged Plan - Restrooms/ Offices
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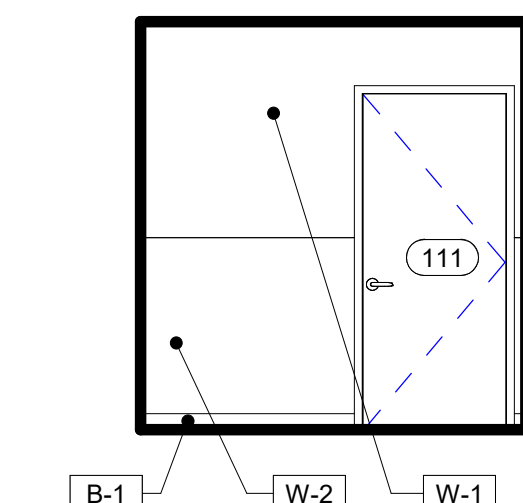
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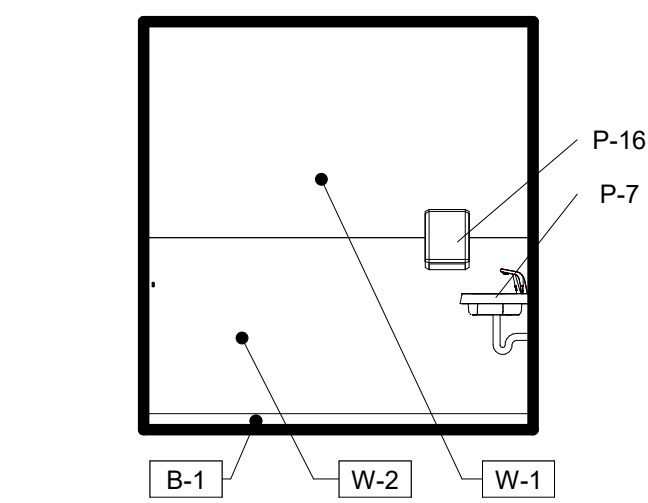
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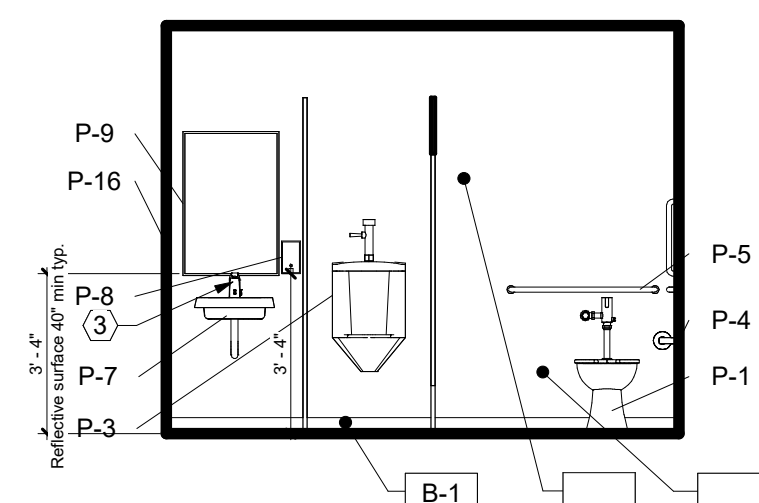
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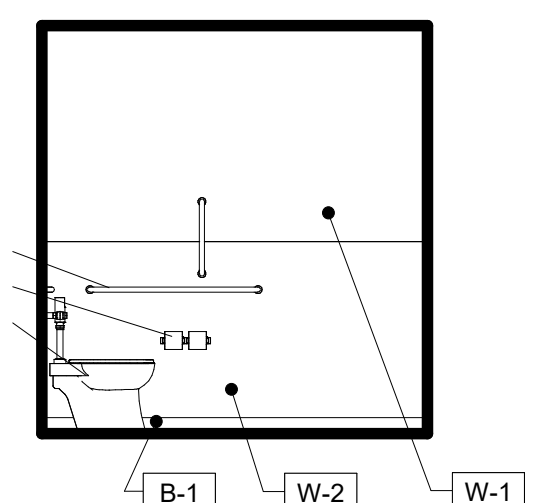
13 Elevation - Shop RR South
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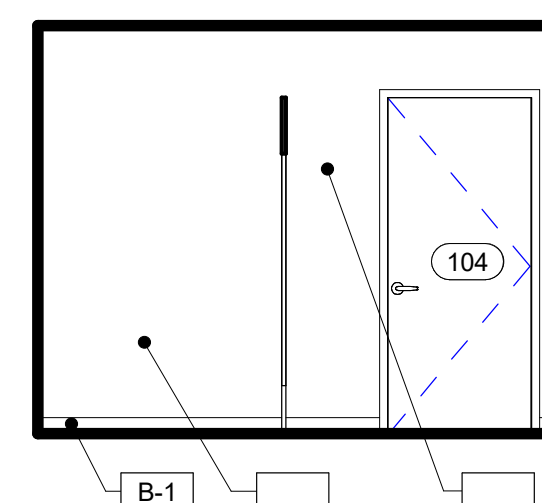
14 Elevation - Shop RR West
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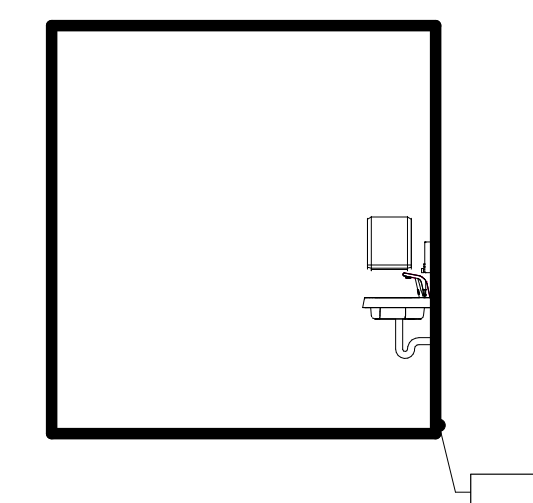
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Scale: 1/4" = 1'-0"



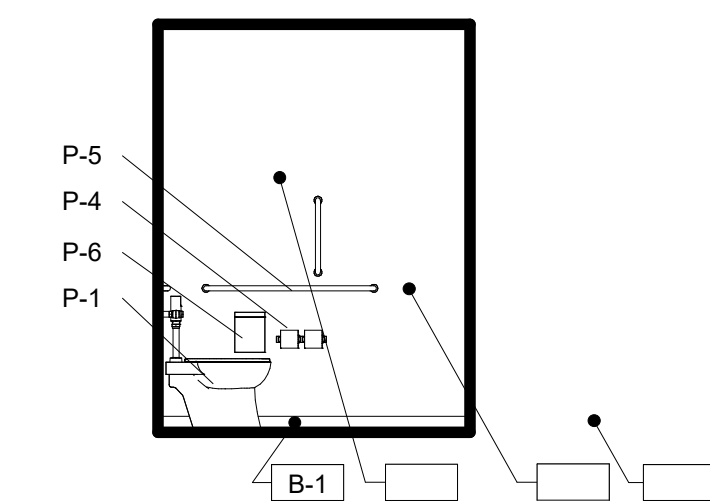
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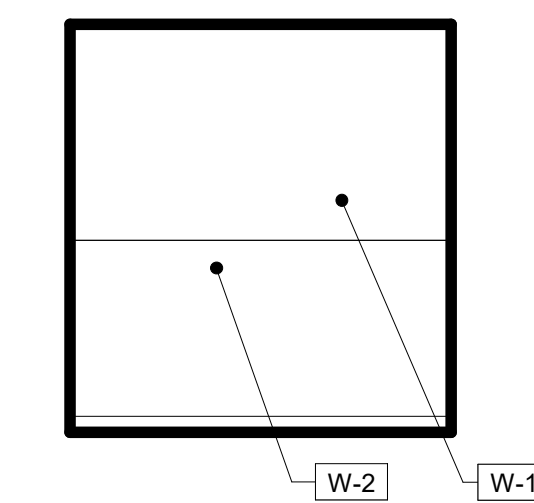
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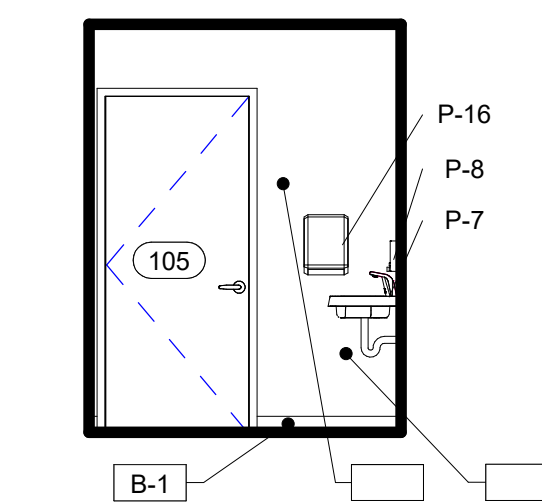
5 Elevation MRR - West
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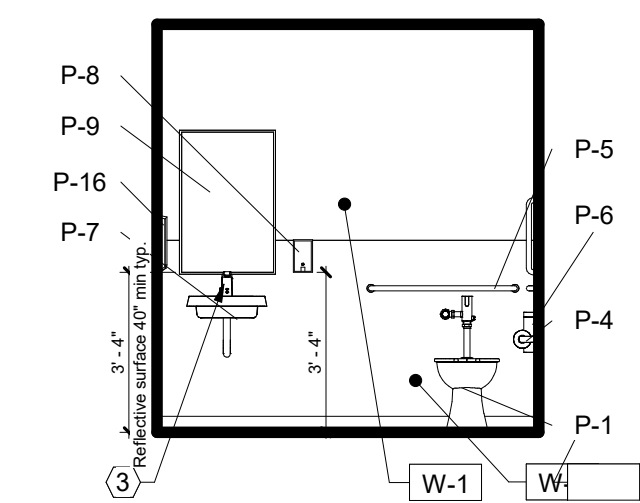
6 Elevation - WRR North
Scale: 1/4" = 1'-0"



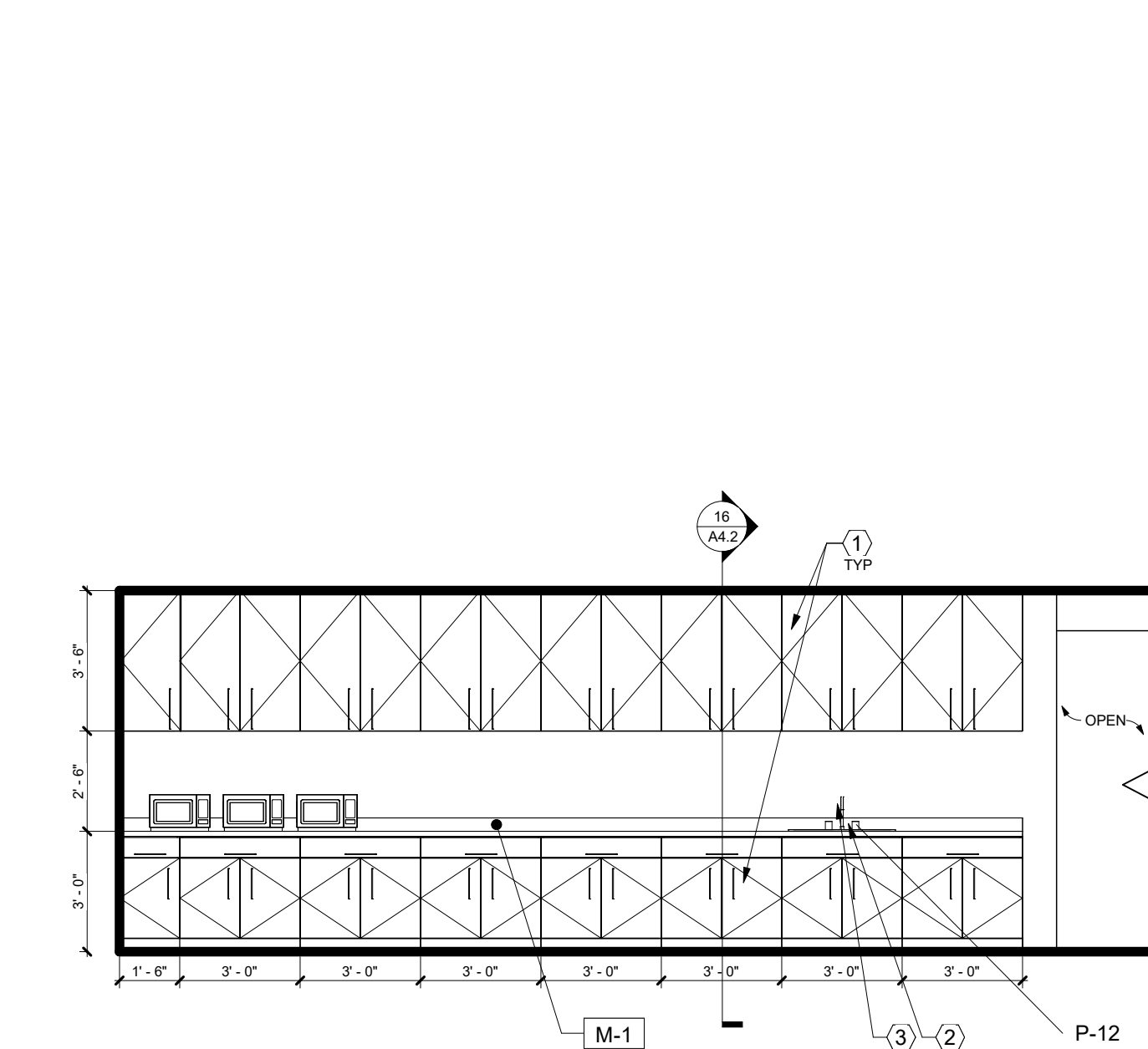
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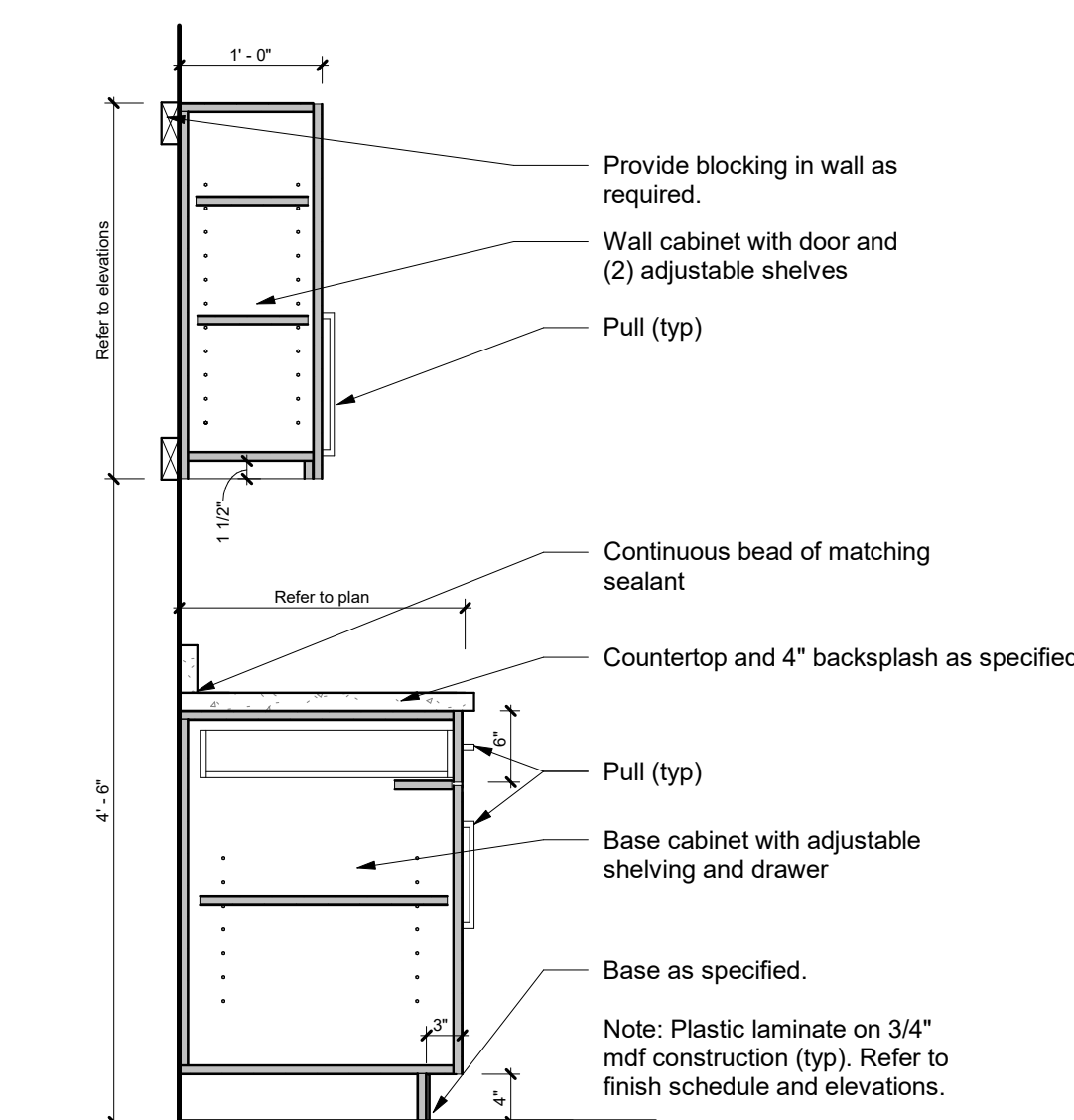
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Scale: 1/4" = 1'-0"



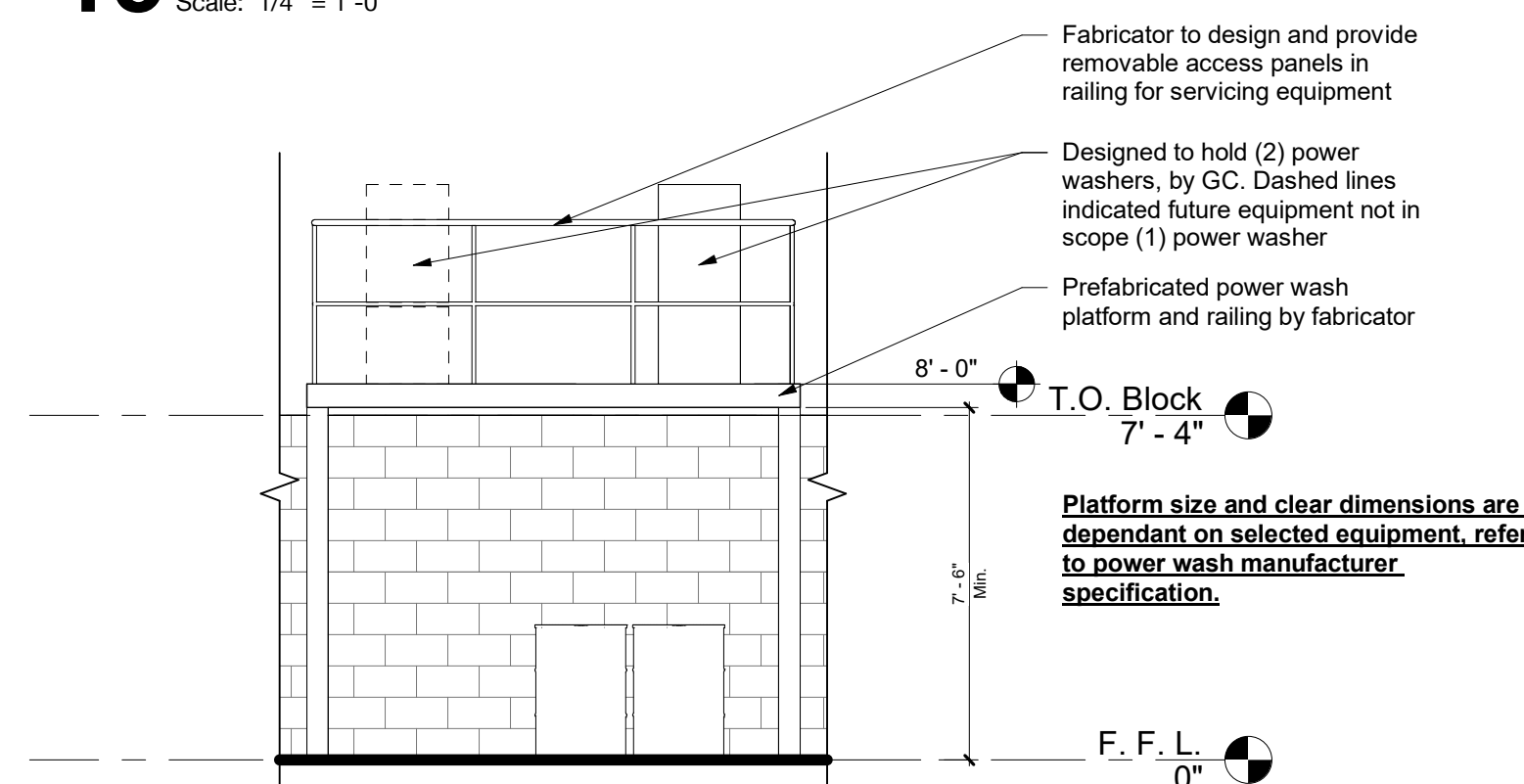
9 Elevation - WRR West
Scale: 1/4" = 1'-0"



15 Elevation - Break Room Cabinets
Scale: 1/4" = 1'-0"



16 Cabinets - Standard
Scale: 3/4" = 1'-0"



17 Elevation - Power Wash Platform
Scale: 1/4" = 1'-0"

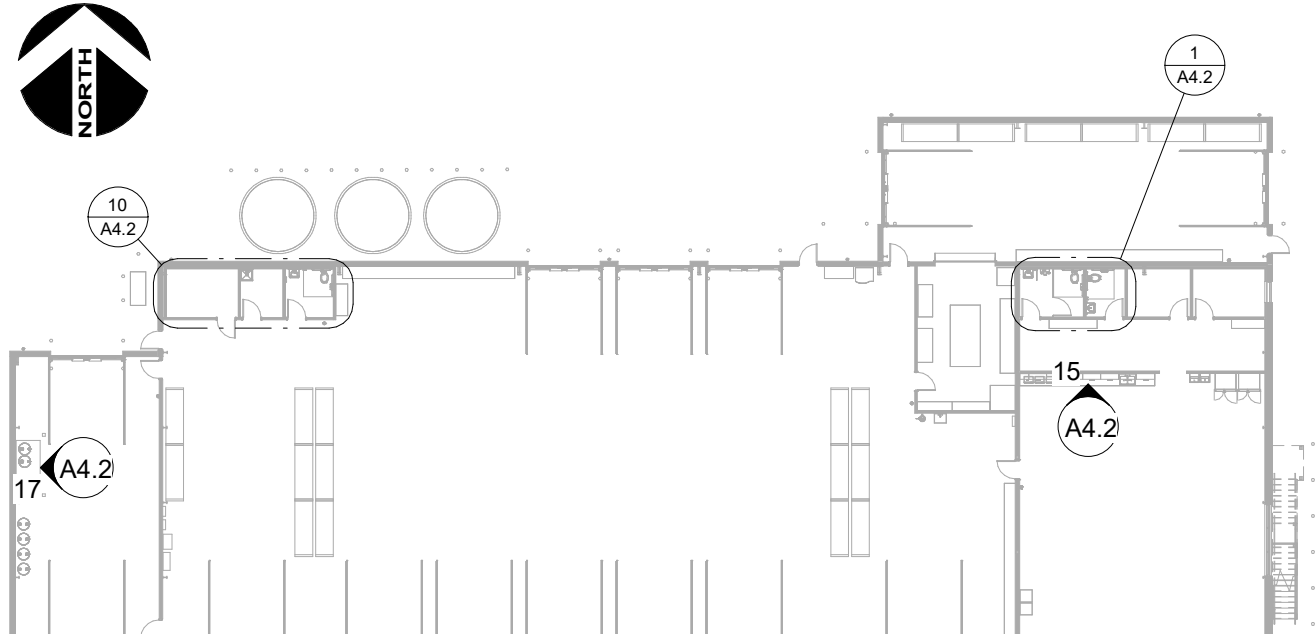
GENERAL NOTES - INTERIOR ELEVATIONS

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- All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - INTERIOR ELEVATIONS

- 'White' base and wall cabinets, provide finish samples to Owner for selection
- Stainless steel, double bowl sink with gooseneck faucet and 4" paddle handles. Provide garbage disposal with above counter switch. Refer to plumbing drawings
- Faucet, manual operating, Woverine Brass or Delta

KEY PLAN - INTERIOR ELEVATIONS



SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
B-1	Base (Vinyl)	Johnsontite	4" Baseworks Thermoset Color: 40 Black.	Install per Mfgs Recommendations.
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	
F-1	Sealed Concrete	By Contractor	Concrete floor, grind and seal.	Clear sealer - provide sample
F-2	Carpet	Mohawk	Academic View BT433, Slate 959, Art Exposure 24x24	Ashlar Installation
F-3	Tile (Wood look)	BeauFlor	Article No. 60000112, Collection Pure Click 65, Design Color Toulon Oak 975M, Dimensions 1326 x 204 x 5mm	Install per direction indicated on plan. 33% max stagger allowed
M-1	Quartz (White)	Allen + Roth	Cascades	Match Owner's specification
W-1	Painted Gypsum Board (White)	Sherwin Williams	Preprie 200 Primer, Color: #SW7028 'Incredible White'	One coat primer, 2 coats finish: EgShell; Match Owner's specification
W-2	FRP (White)	Marfile	P-100 White	With matching trims and transition strips
W-3	Metal Liner Panel	by PEMB	Pre-Engineered metal wall panel provided by PEMB	
W-4	Painted Gypsum Board (Grey)	Behr	ProMar 200 Latex EgShell/Preprie 200 Primer, Color: #SW6002 'Essential Gray'	One coat primer, 2 coats finish: EgShell; Match Owner's specification
W-5	Painted Doors/ Frames (Grey)	Behr	ProMar 200 Latex EgShell/Preprie 200 Primer, Color: Sherwin Williams, Custom color match Owner's specification	One coat primer, 2 coats finish: EgShell; Match Owner's specification

SCHEDULE - PLUMBING FIXTURES

Type	Description	Manufacturer	Model	Comments
P-1	Water Closet - ADA	American Standard or Sloan	ADA Height - Refer to Plumbing Drawings	-
P-2	Mop Sink	American Standard	Refer to Plumbing Drawings	-
P-3	Urinal	American Standard	Refer to Plumbing Drawings	-
P-4	Toilet Tissue	Bobrick	B-274	-
P-5	ADA Grab Bars	Bobrick	6806x36/42	-
P-6	Sanitary Napkin Disposal	Bobrick	B-270	-
P-7	Lavatory	American Standard	Porcelain, wall-hung, Refer to Plumbing Drawings	-
P-8	Automatic Soap Dispenser	By Owner	-	-
P-9	Framed Mirror & Shelf	Bobrick	B-166 Series or similar	-
P-10	Drinking Fountain	By Owner	-	Existing Hi-Lo drinking fountain relocated in new scheme
P-11	Eye Wash Station	TBD	Refer to Plumbing Drawings	-
P-12	Break Room Sink	TBD	Refer to Plumbing Drawings	-
P-13	Hand Wash Sink	TBD	Refer to Plumbing Drawings	-
P-14	Toilet Partition	Scranton	High Density Polyethylene, Contractor to provide shop drawings	Hiny Hiders, Midnight, Orange Peel
P-16	Paper Towel Dispenser	By Owner	-	-

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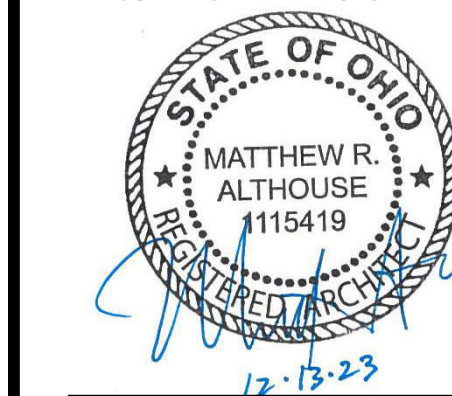
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	Revision 2	12/12/2023

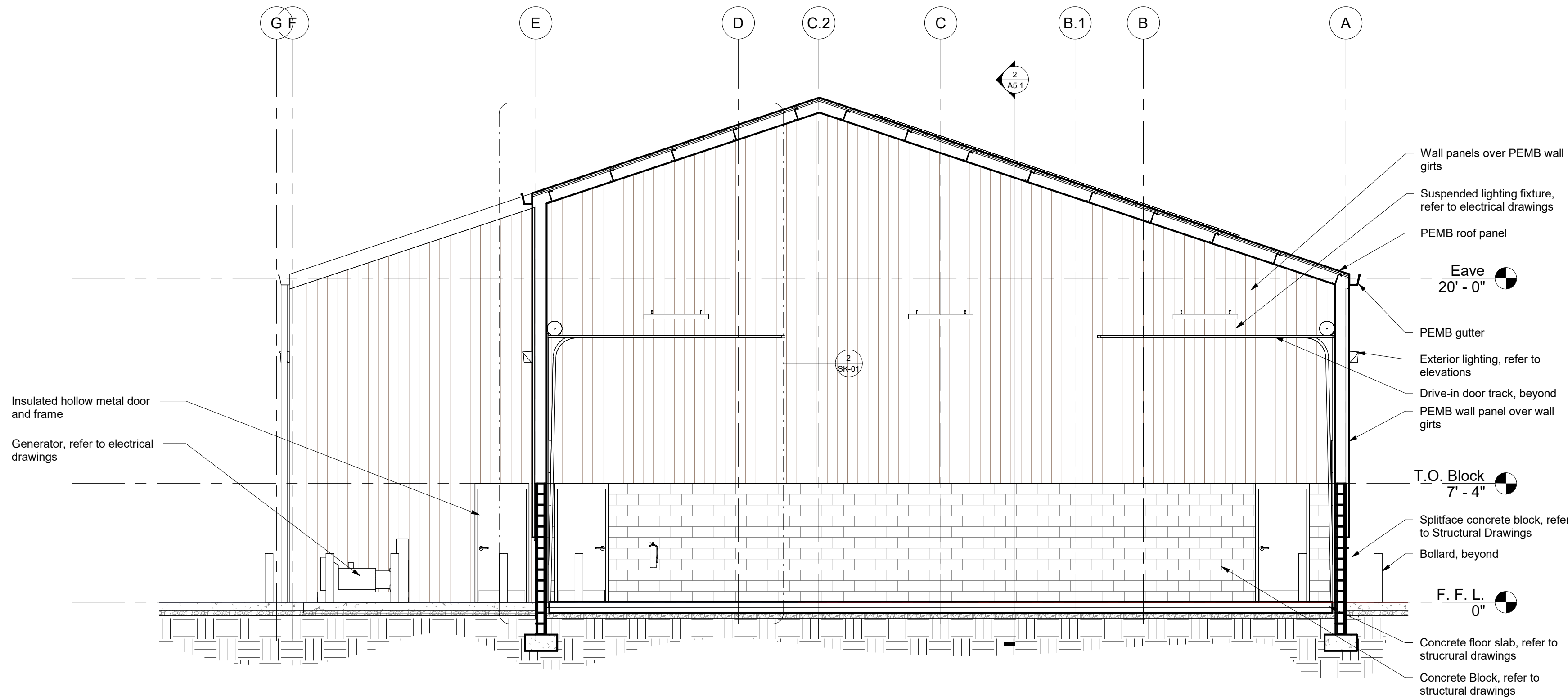
INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

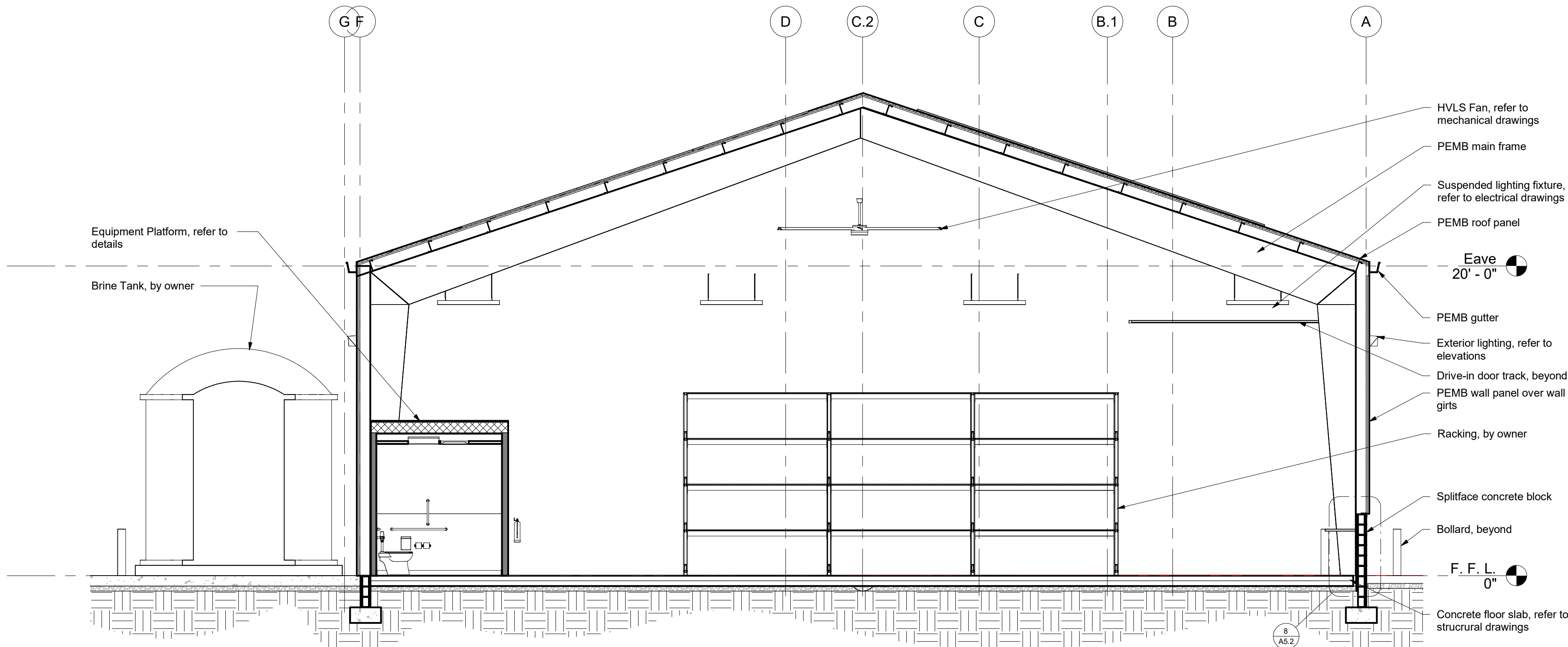
Interior Elevations

A4.2

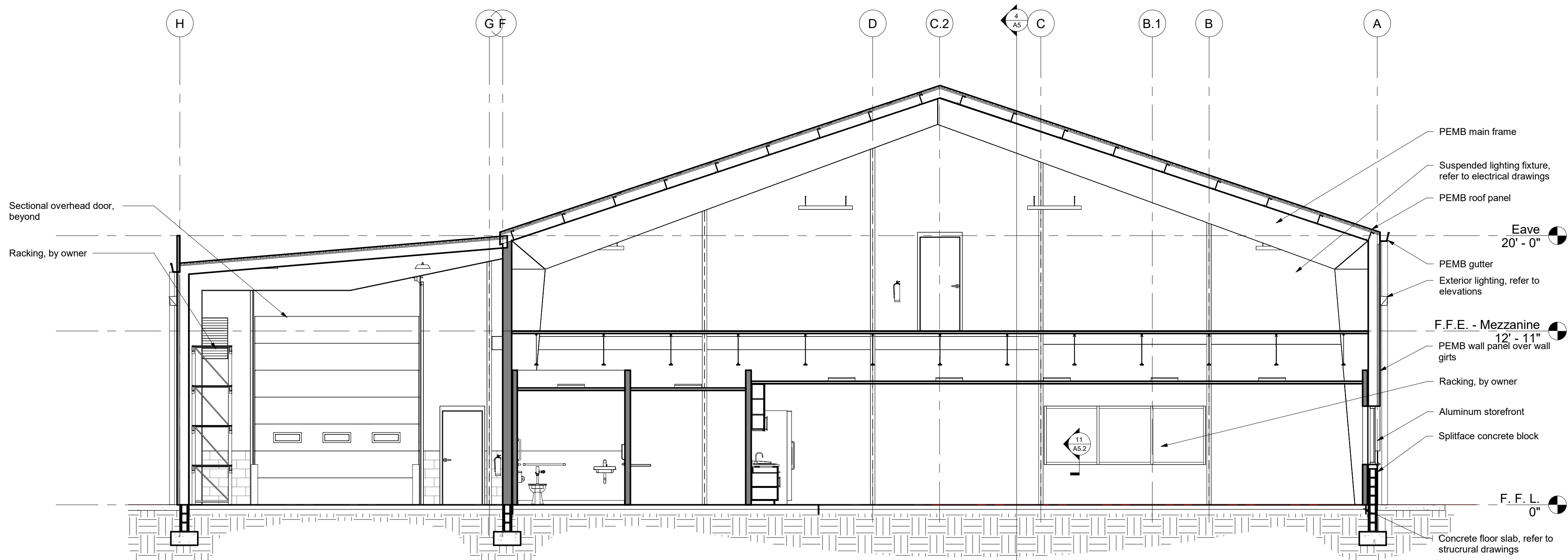
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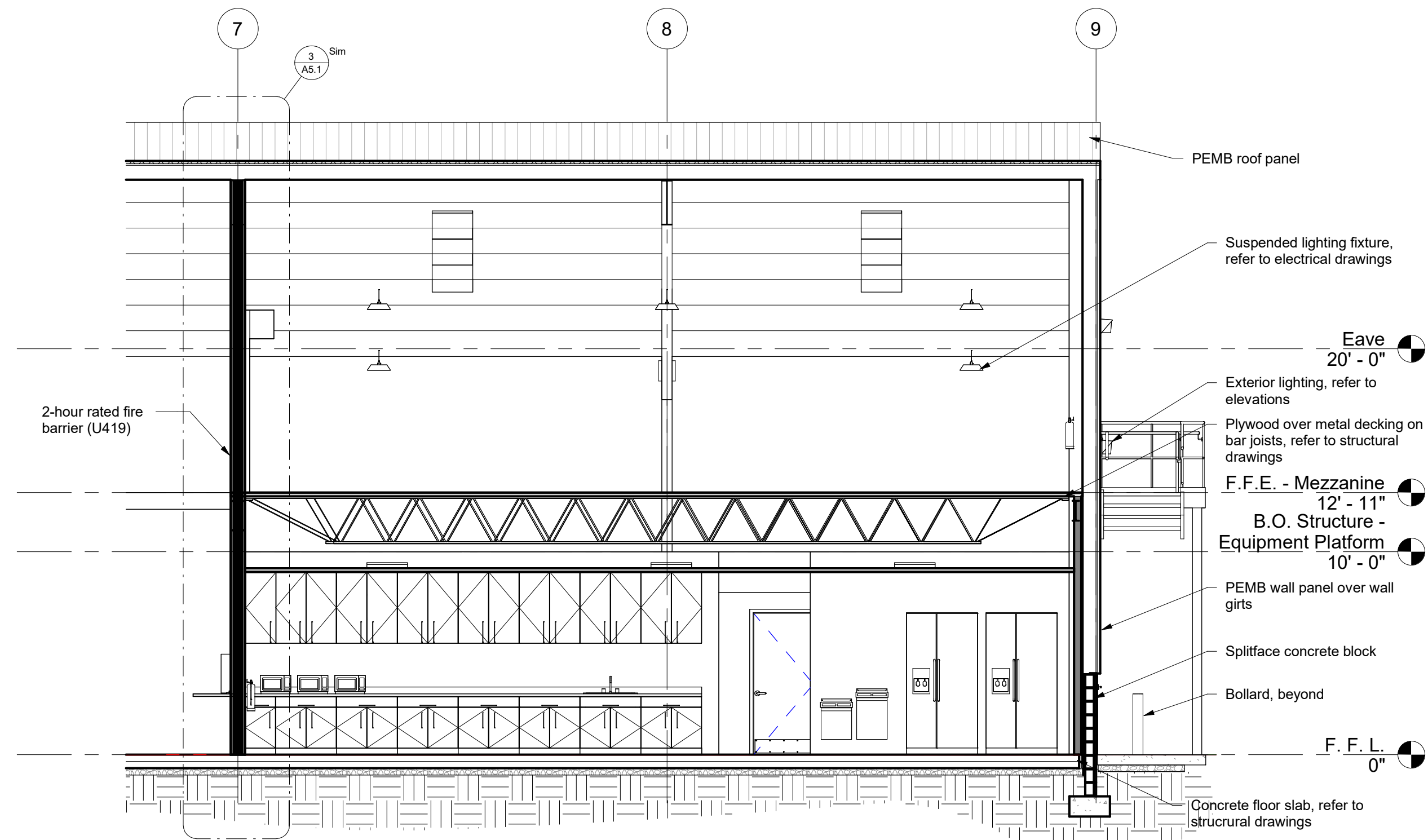
1 Building Section - Wash Bay
Scale: 3/16" = 1'-0"



2 Building Section - Truck Bay
Scale: 3/16" = 1'-0"

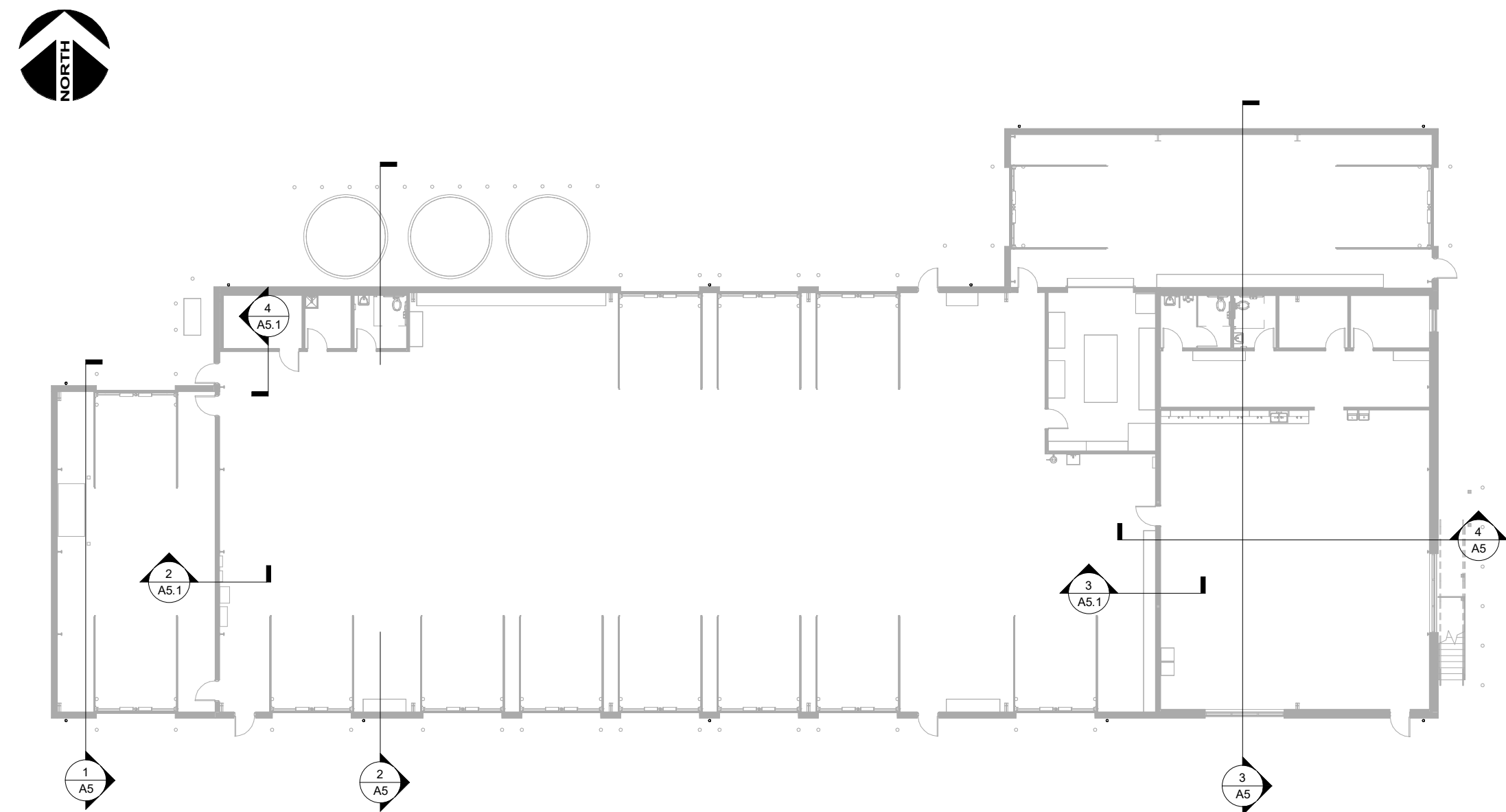


3 Building Section - Breakroom
Scale: 3/16" = 1'-0"



4 Building Section - Mezzanine
Scale: 3/16" = 1'-0"

KEY PLAN - BUILDING SECTIONS



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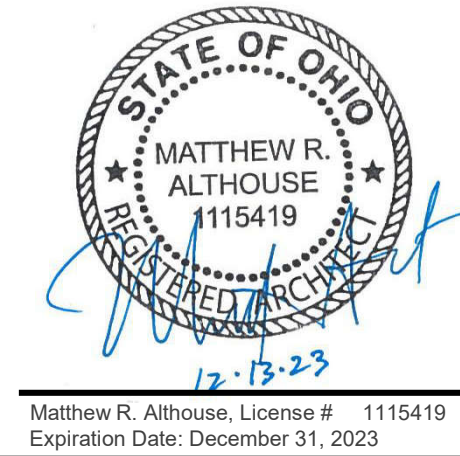
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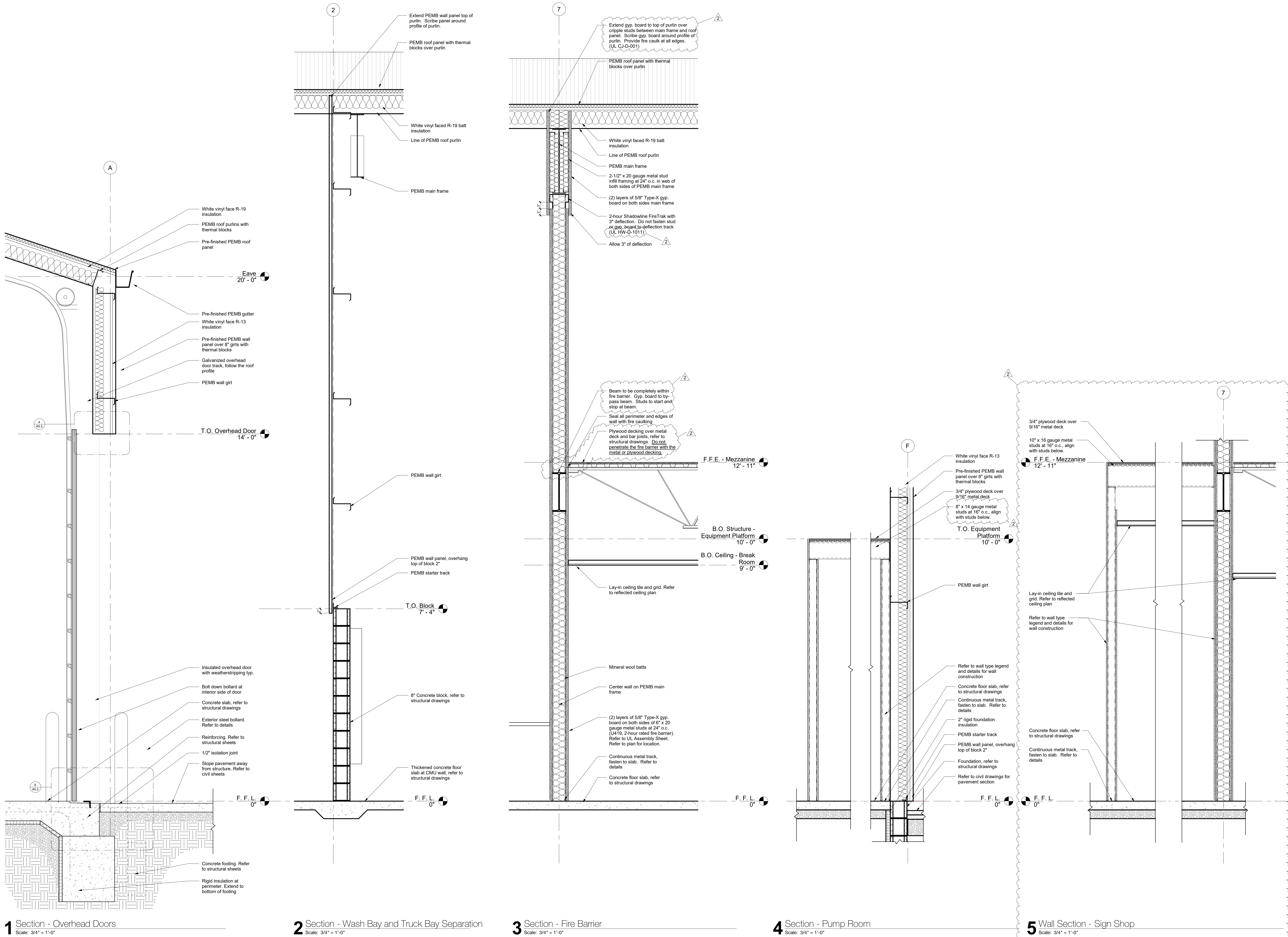
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#	Description	Date

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10/11/2023

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Building Sections

A5



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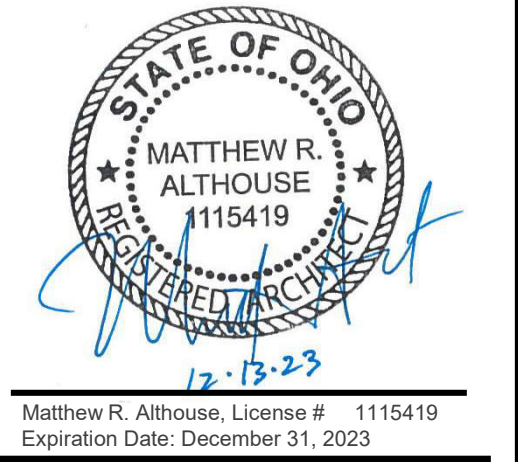
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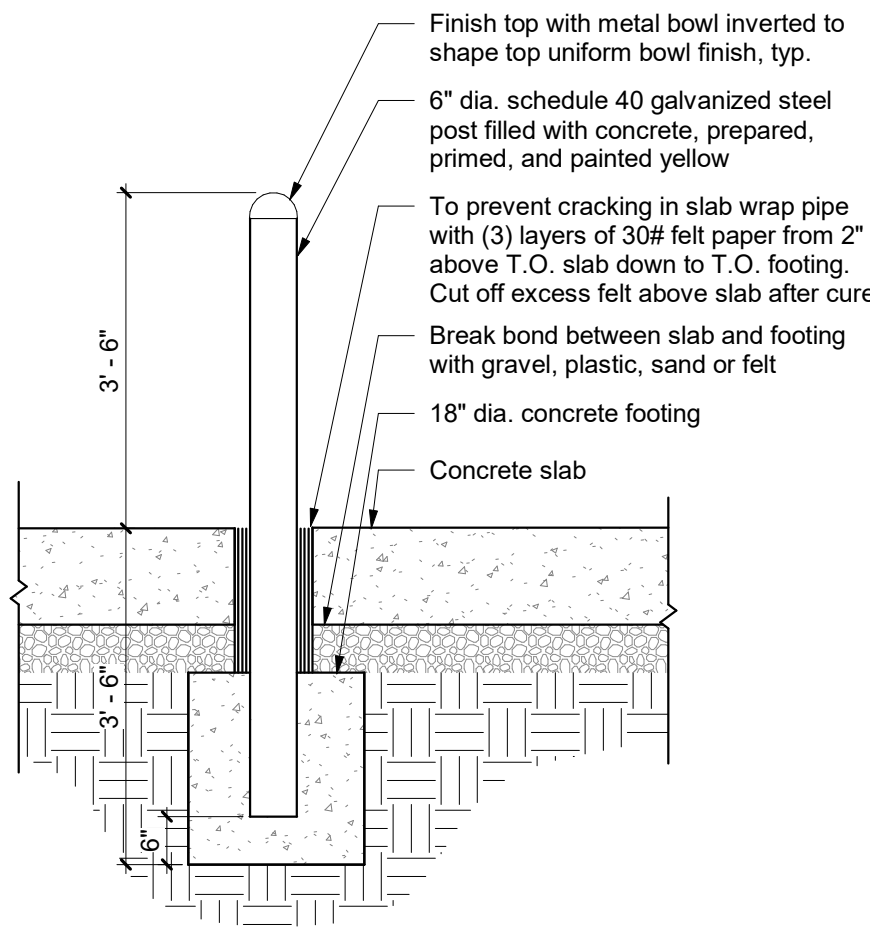
REVISIONS		
#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023

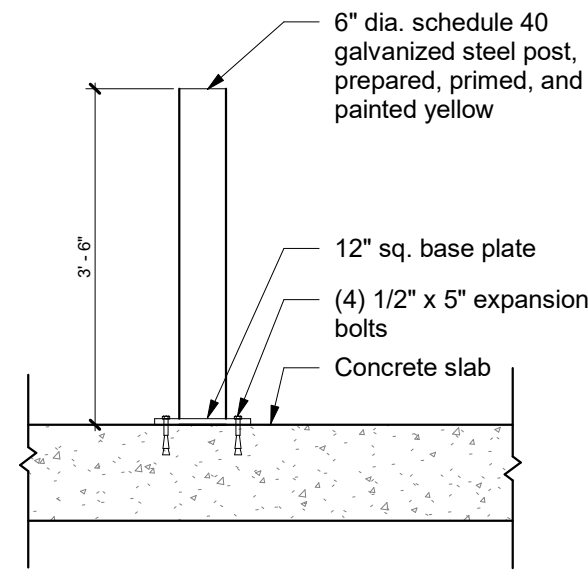
PROJECT NO.
1296.01

Wall Sections

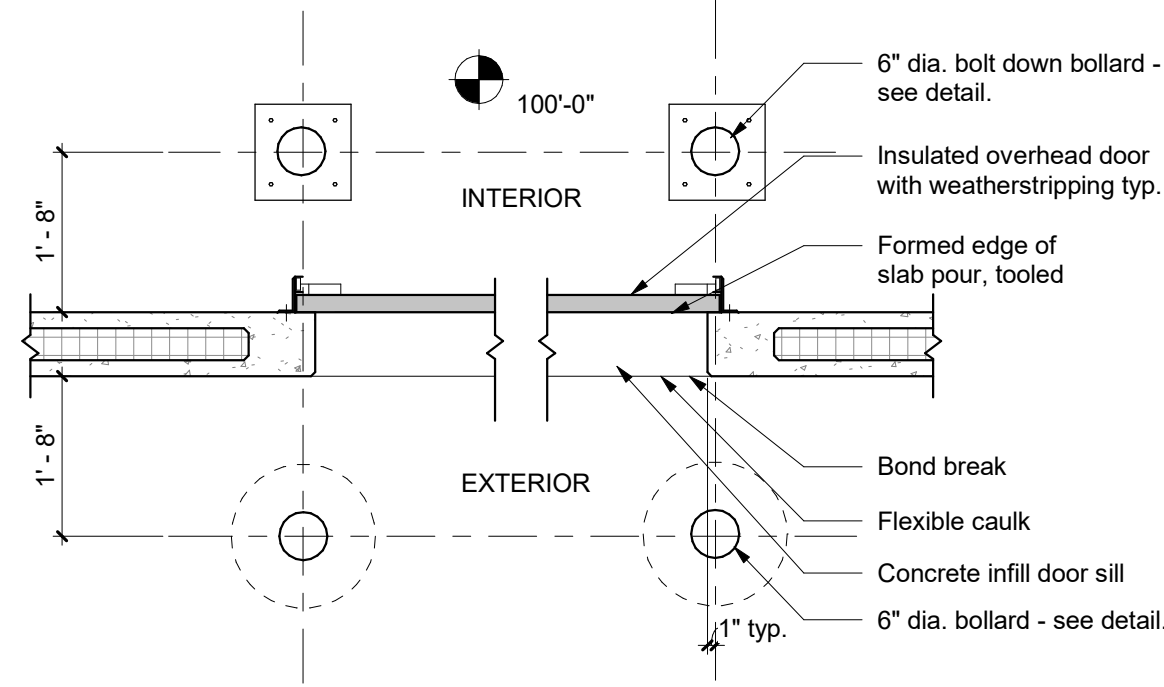
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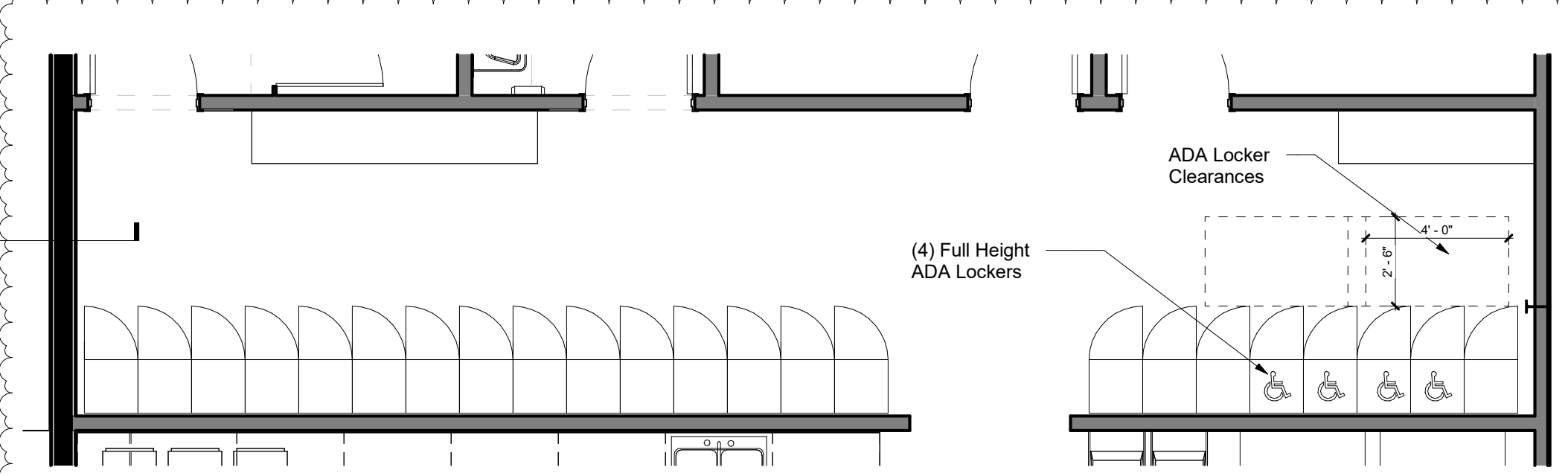
1 Typical Bollard Detail (External Locations)
Scale: 1/2" = 1'-0"



2 Typical Bollard Detail (Internal Locations)
Scale: 1/2" = 1'-0"



3 Bollard Plan Detail
Scale: 1/2" = 1'-0"



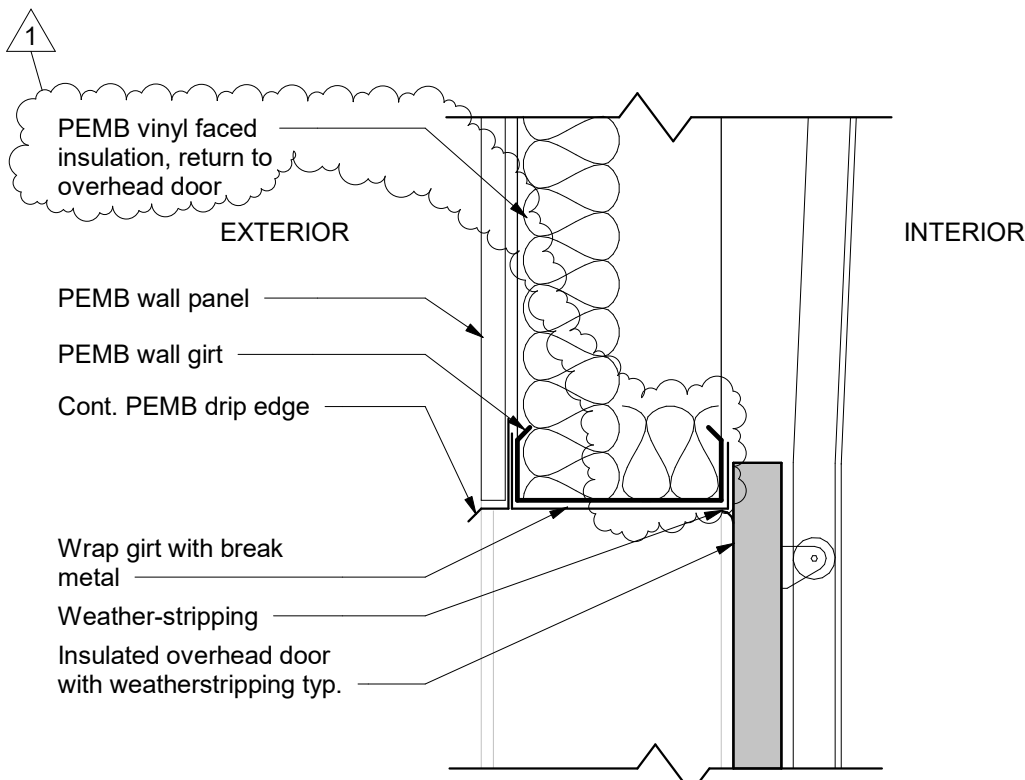
10 Locker Plan
Scale: 1/4" = 1'-0"
SCHEDULE - LOCKERS

Total # of Lockers provided: 22
Total # (5%) required for ADA: 2
Total # of ADA Lockers Provided: 4

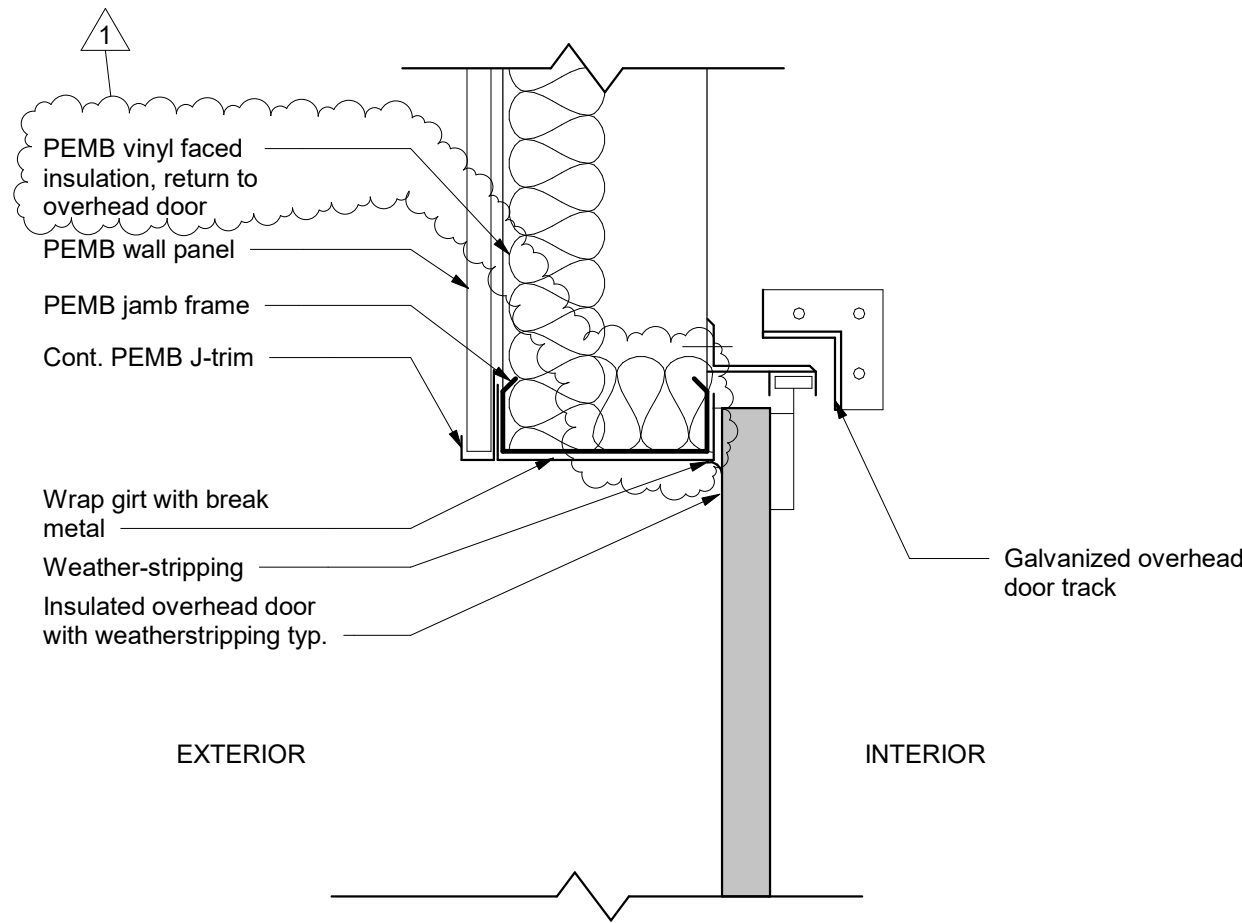
Lockers
Mfg: Lyon
Part #: DD50923SU

The indicated 4 lockers have a 30x48 clear floor space and are outside the path of exit access.

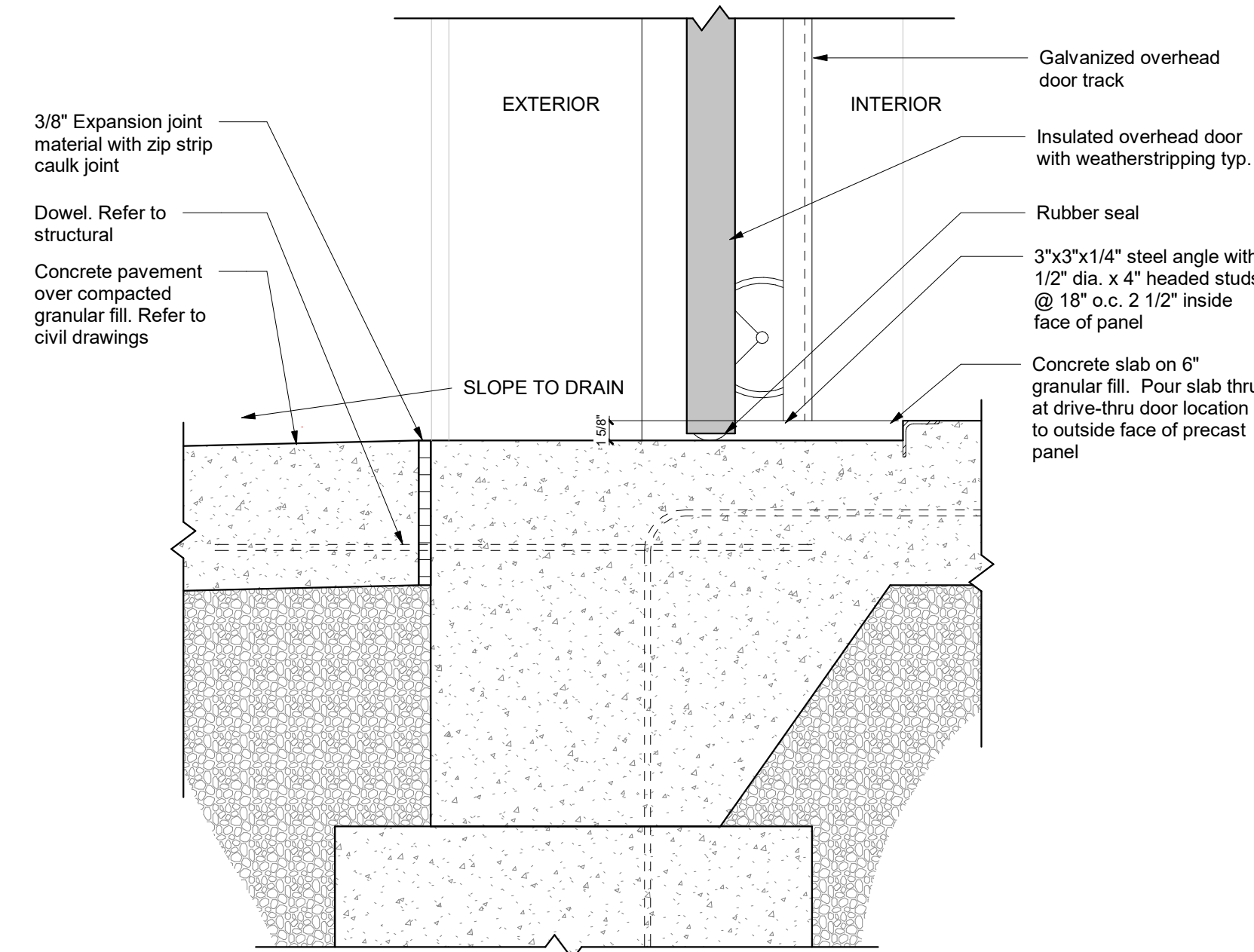
Confirm specification with Owner prior to ordering locker units



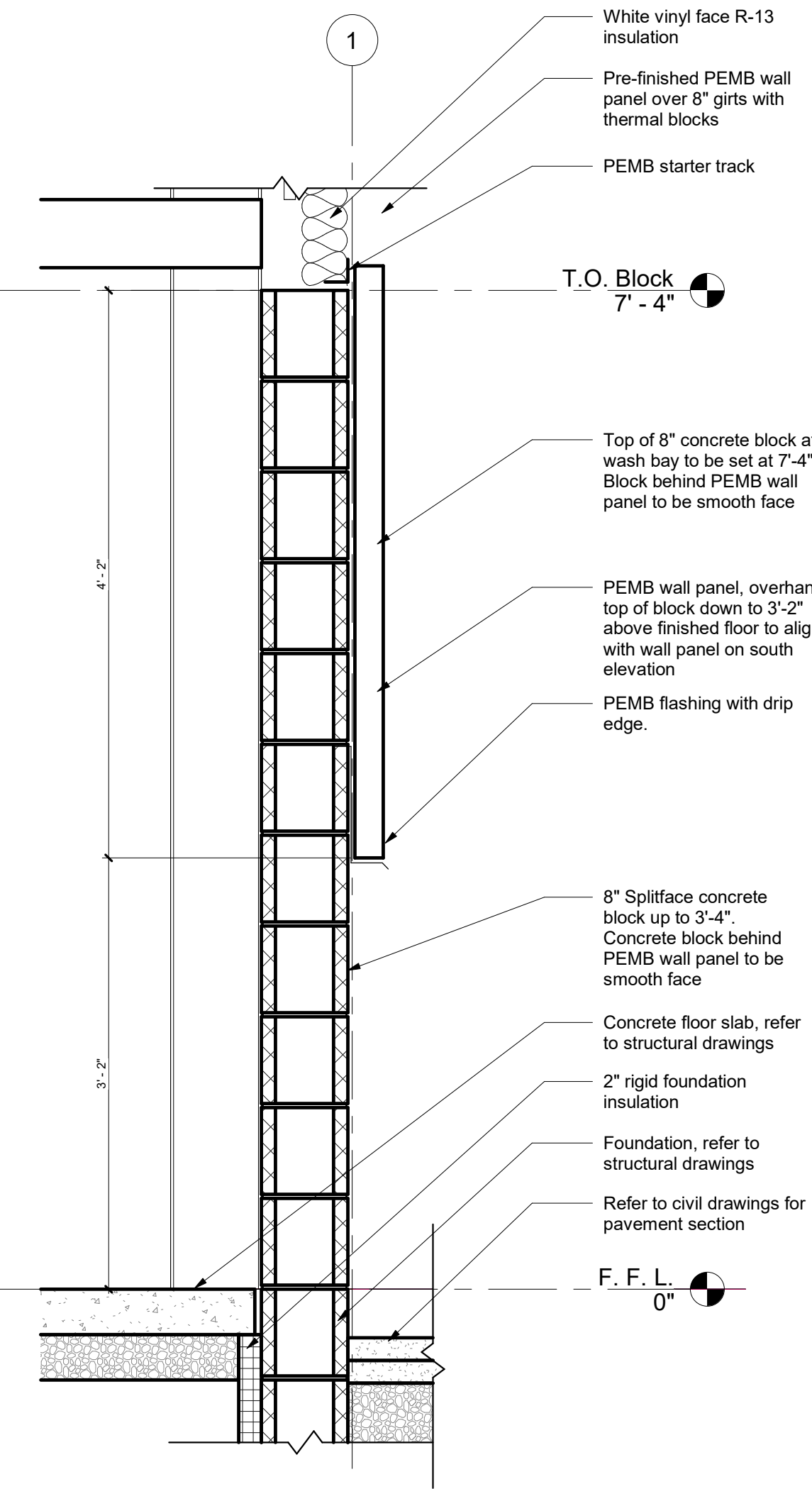
4 Overhad/Dock Door Head Detail
Scale: 1 1/2" = 1'-0"



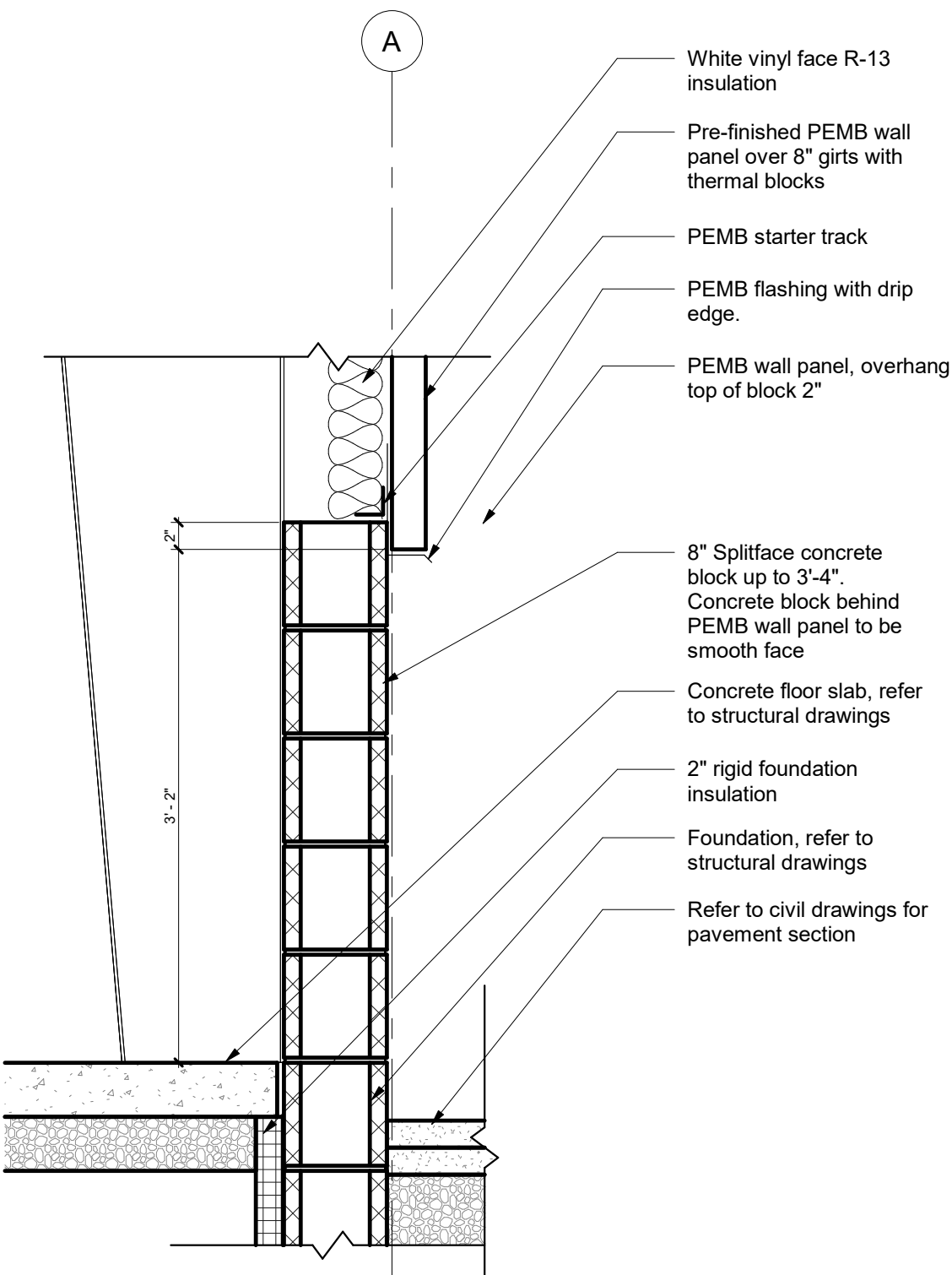
5 Overhead Door Jamb Detail
Scale: 1 1/2" = 1'-0"



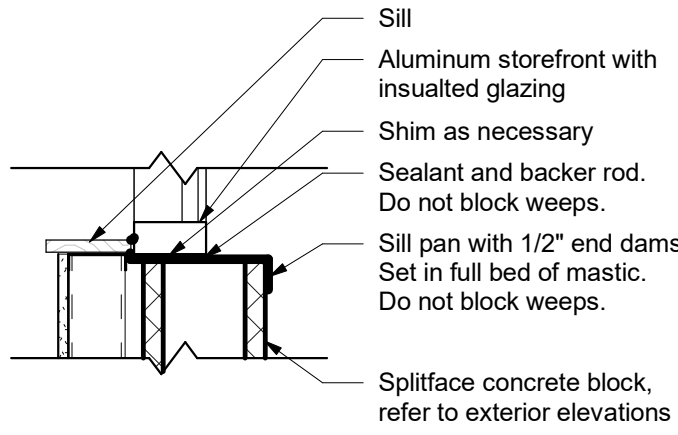
6 Drive-In Door Sill Detail
Scale: 1" = 1'-0"



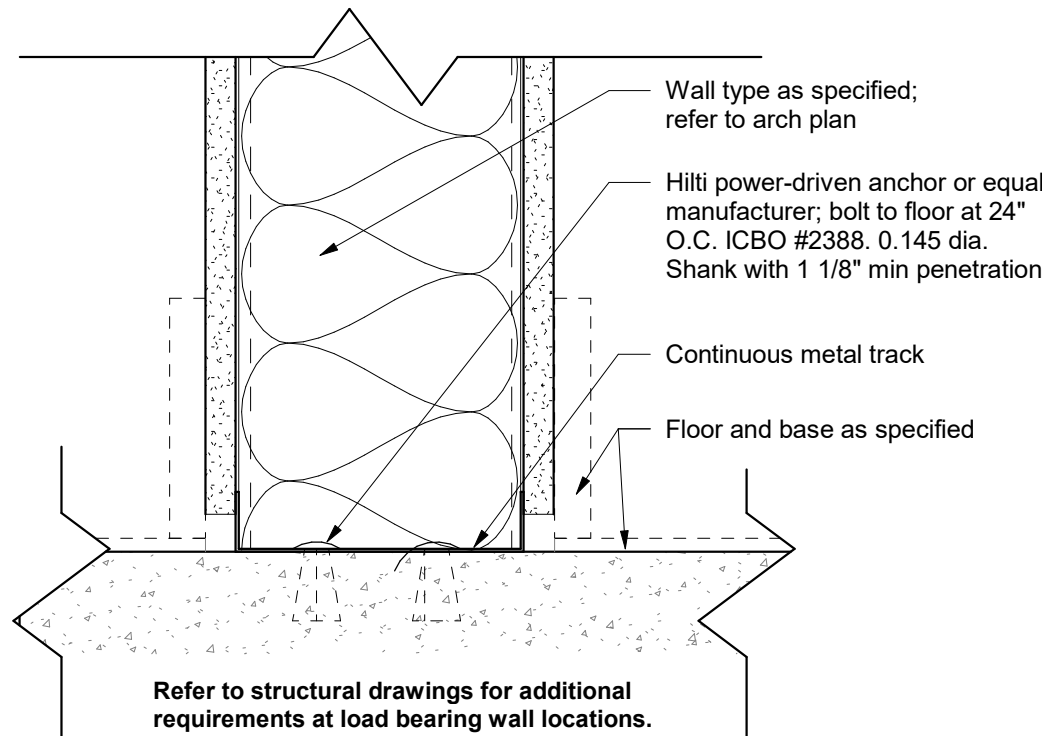
7 Section Detail - Concrete Block at Wash Bay
Scale: 1" = 1'-0"



8 Building Section - Truck Bay - Callout 1
Scale: 1" = 1'-0"



11 Detail - Window Sill
Scale: 1" = 1'-0"



9 Framing at Floor
Scale: 3" = 1'-0"

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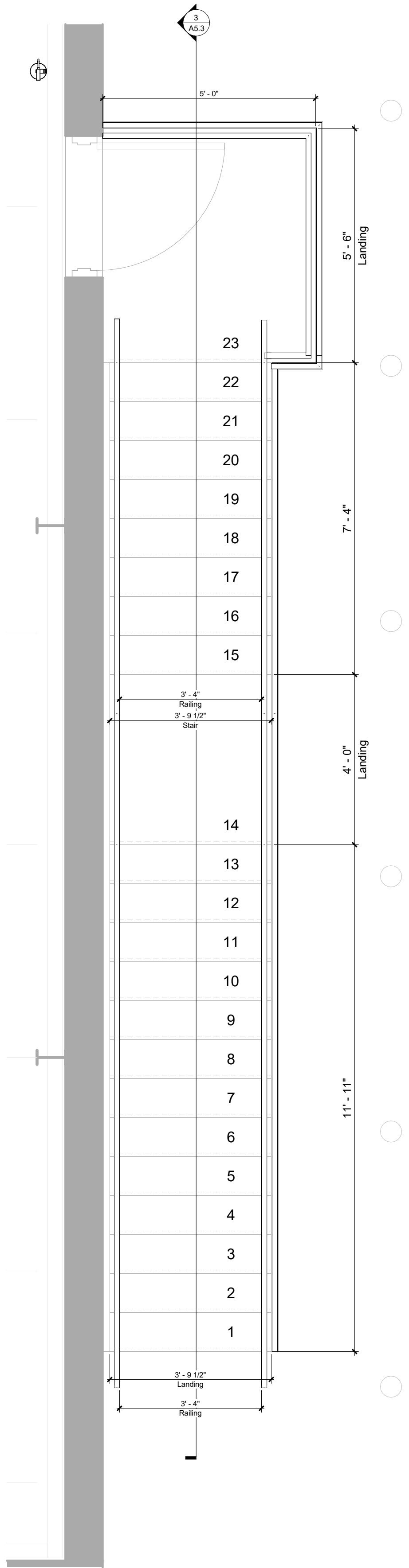
Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
1	Revision 1	10/24/2023
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

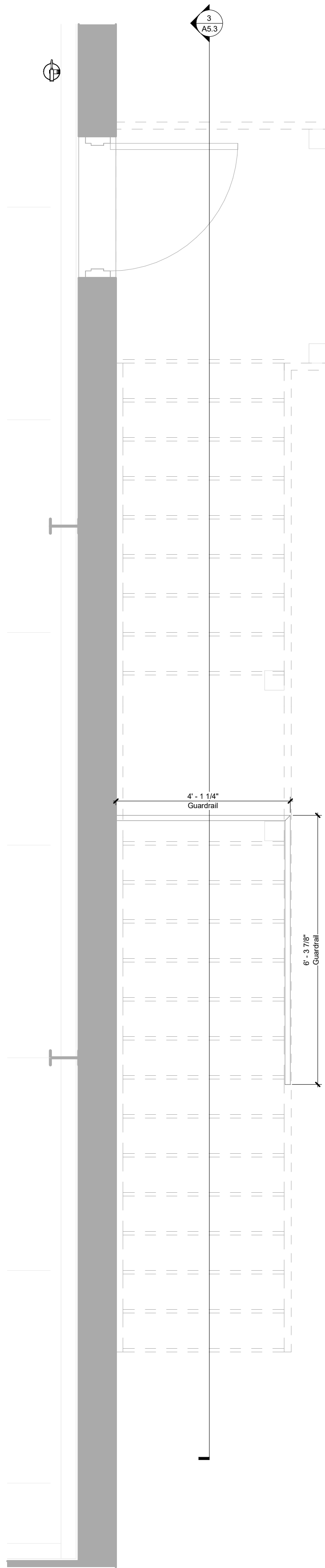
Architectural
Details
A5.2

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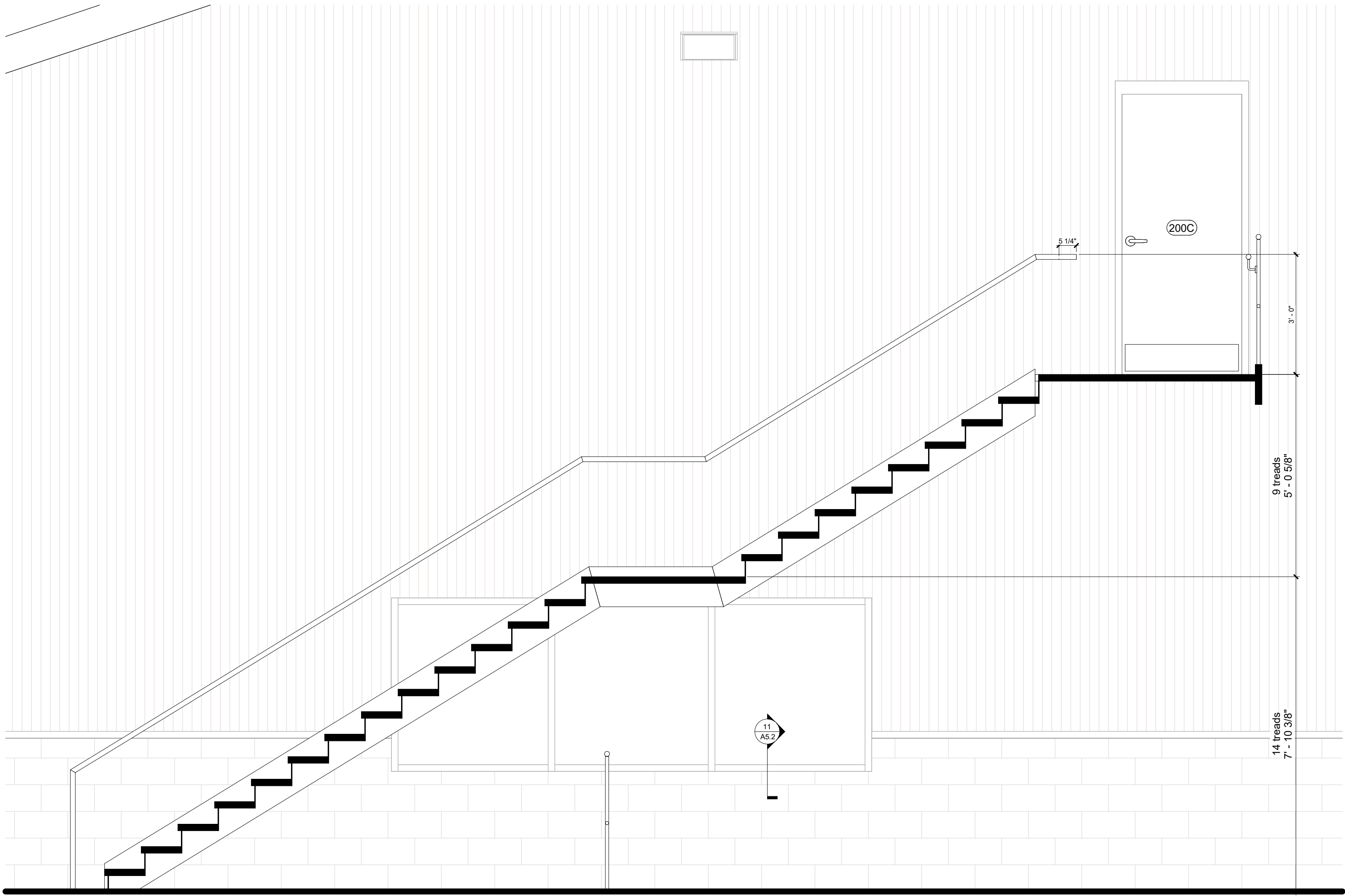
1 Enlarged Plan - Exterior Exit Stairway

Scale: 1/2" = 1'-0"



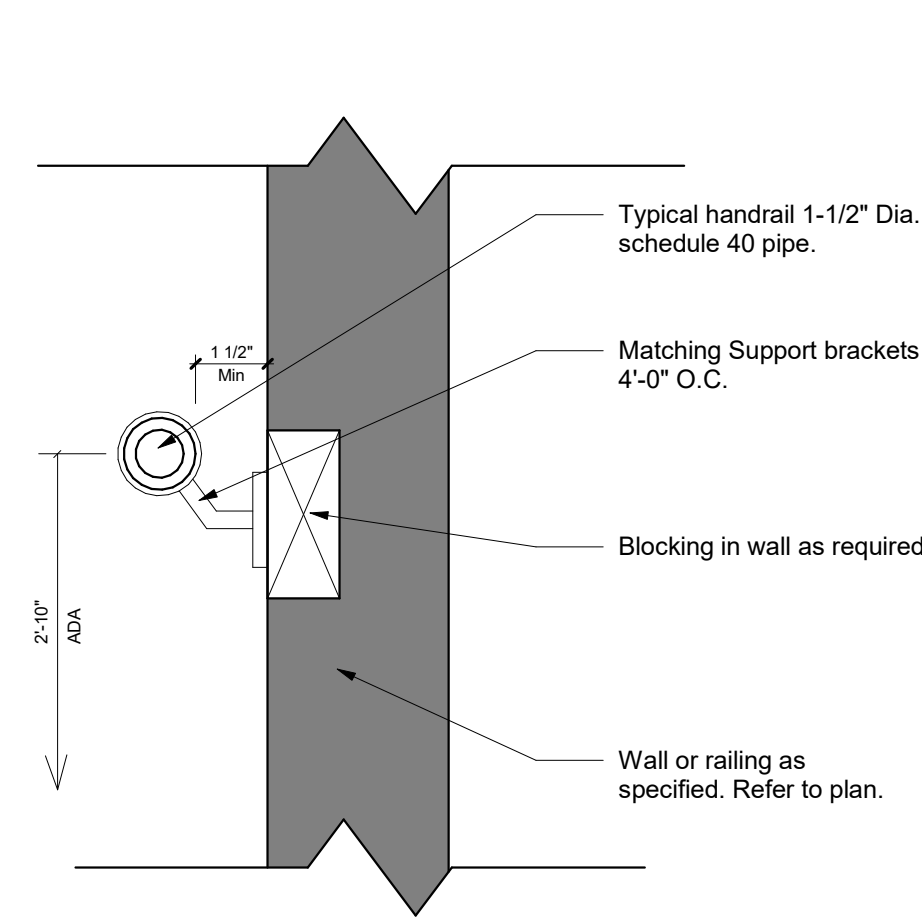
2 Enlarged Plan - Exterior Exit Stairway Guardrail

Scale: 1/2" = 1'-0"



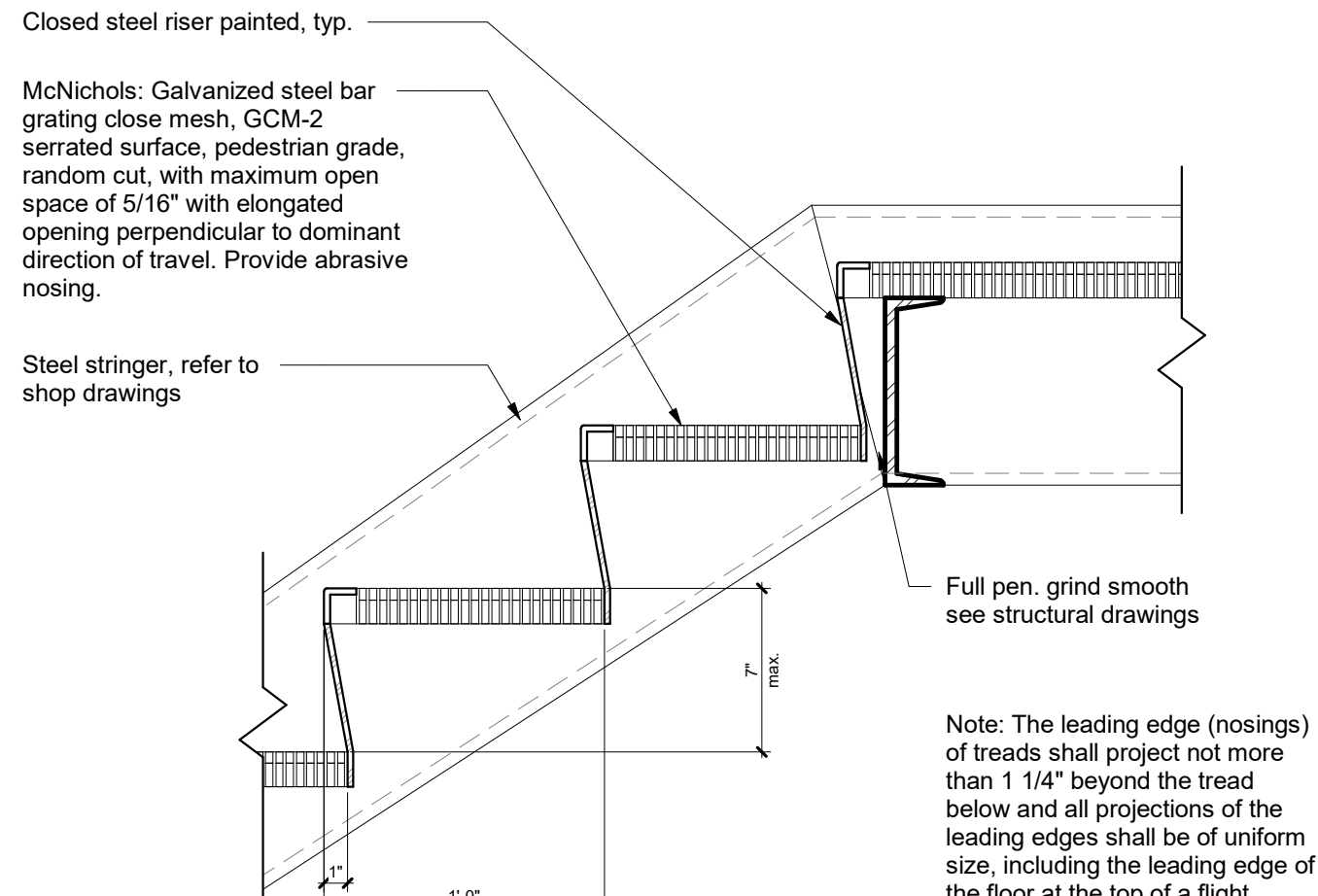
3 Section - Exterior Exit Stairway

Scale: 1/2" = 1'-0"



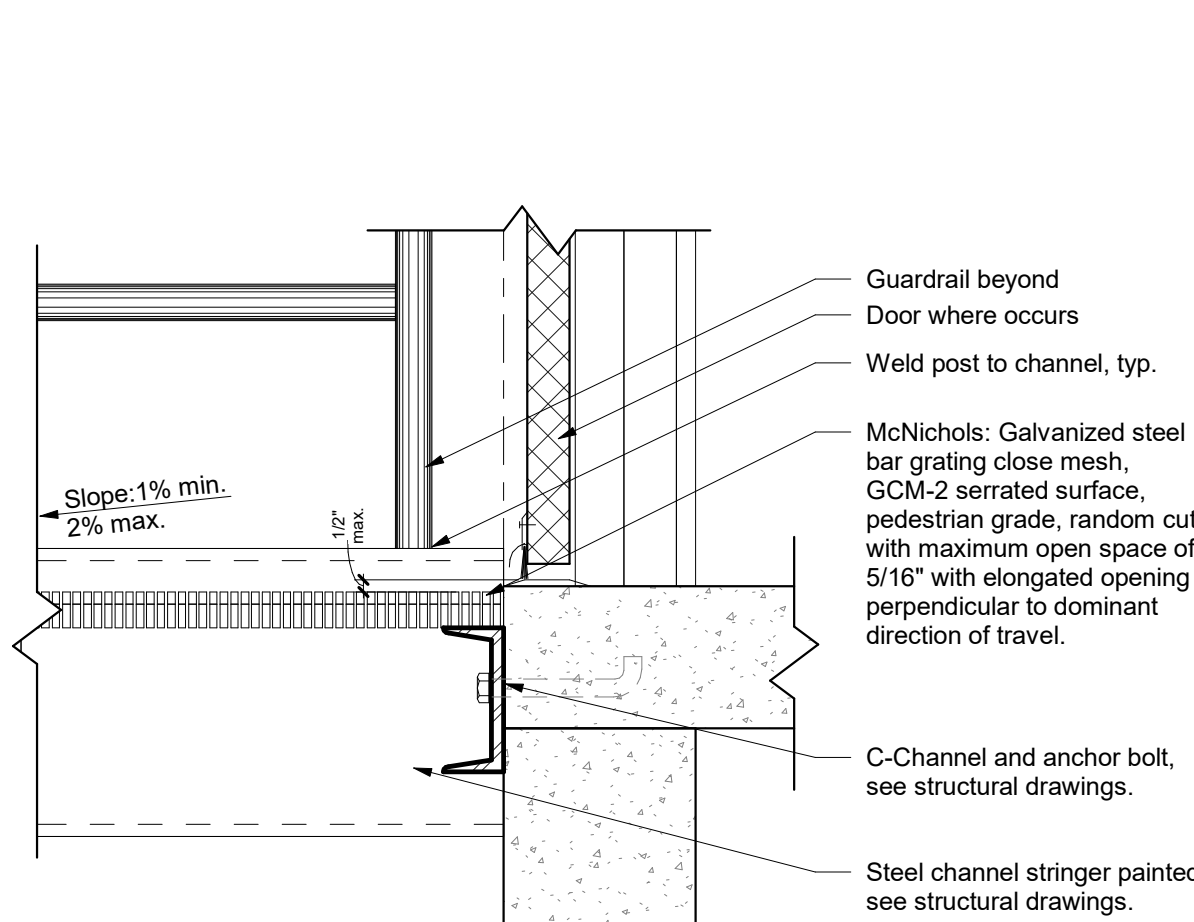
4 Handrail Detail

Scale: 3" = 1'-0"



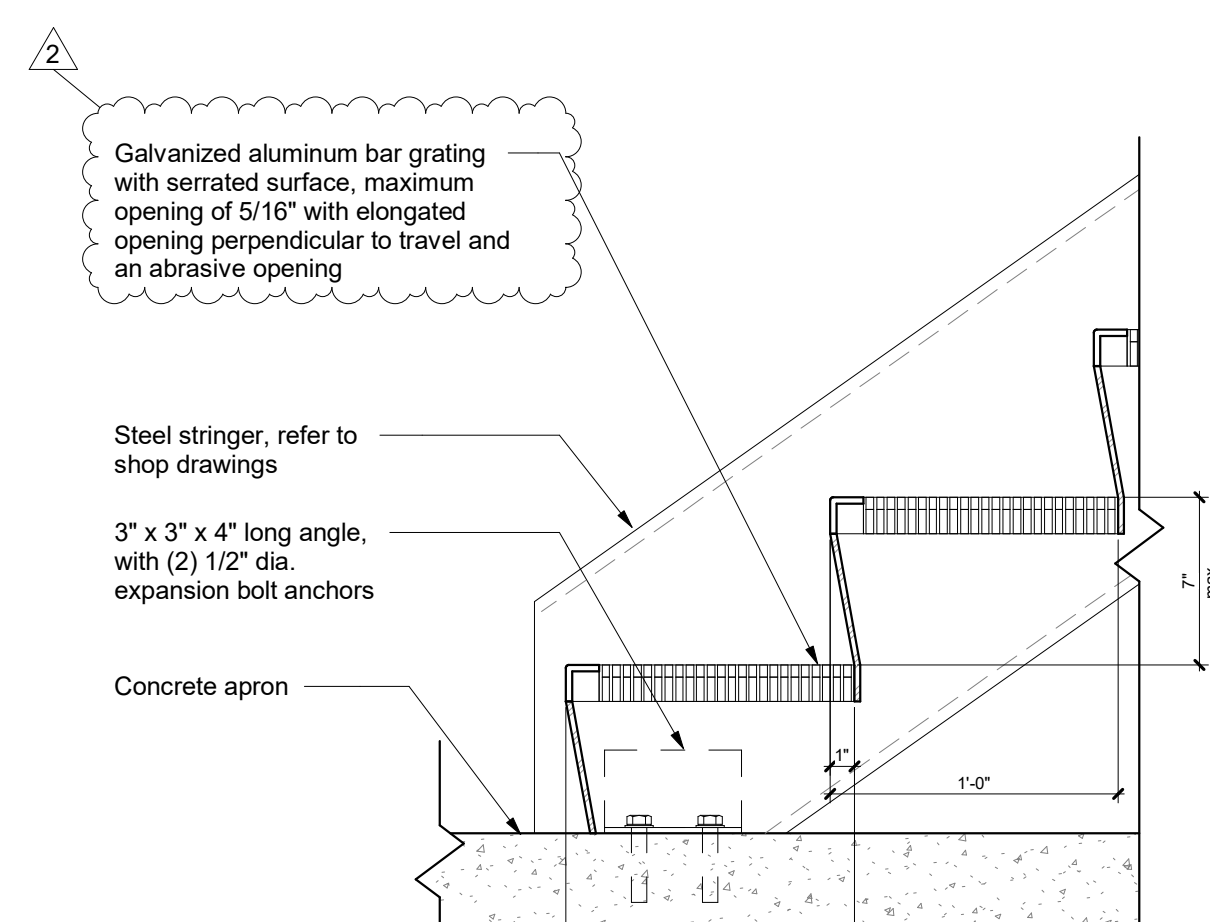
5 Steel Stair Tread

Scale: 1 1/2" = 1'-0"



6 Steel Stair Landing

Scale: 1 1/2" = 1'-0"



7 Steel Stair at Bottom

Scale: 1 1/2" = 1'-0"

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1115419
12-13-23
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Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

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#	Description	Date
2	Revision 2	12/12/2023

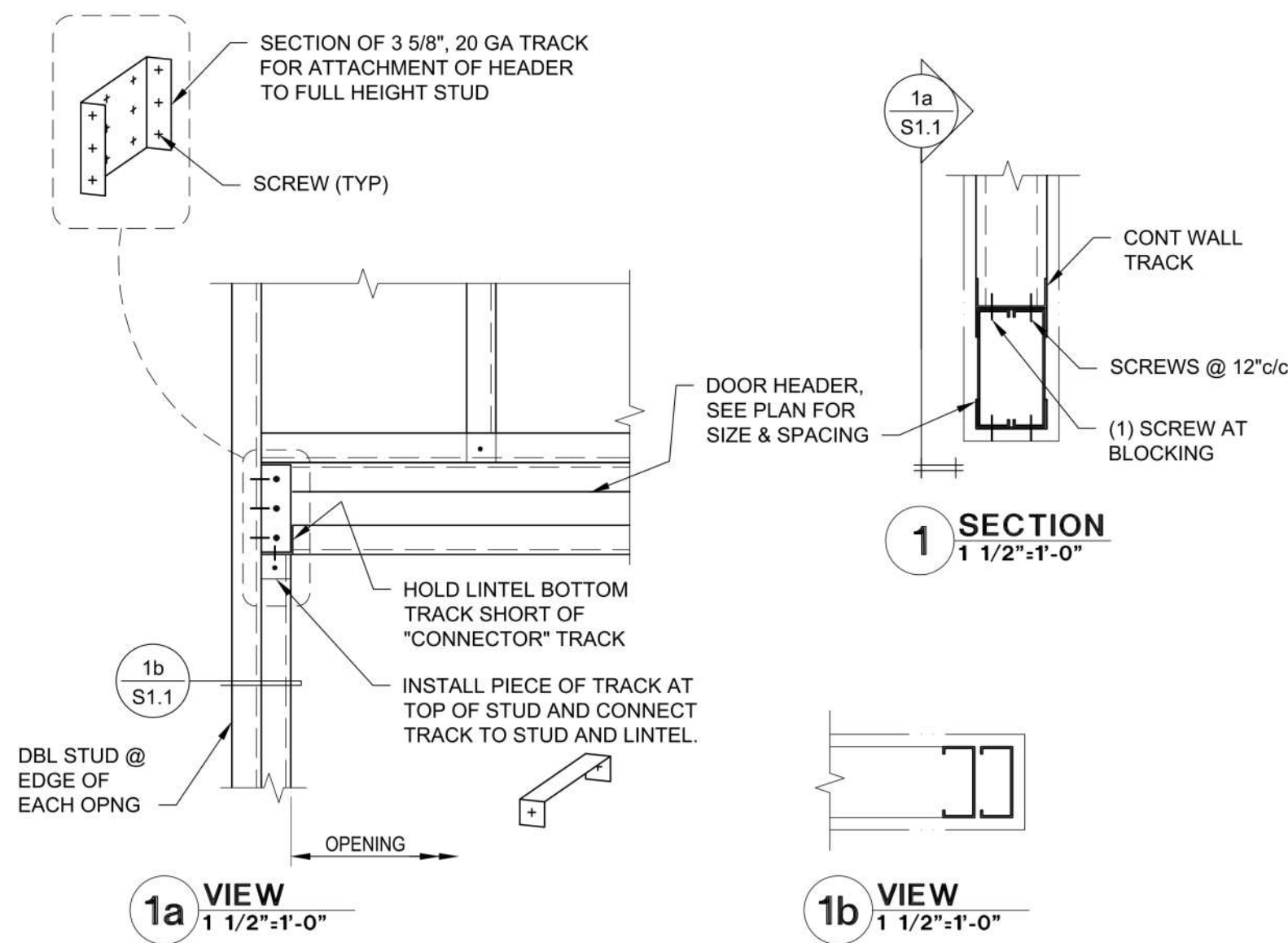
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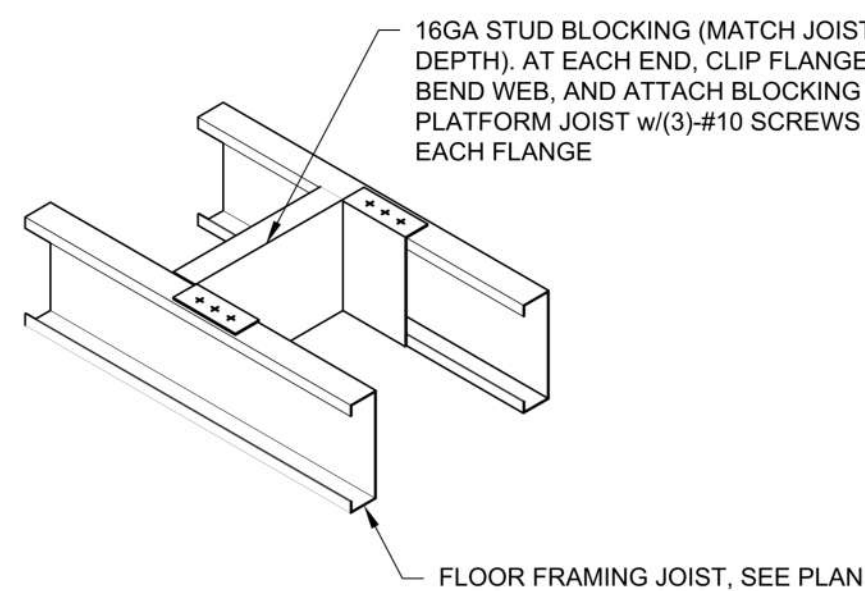
Stair Details

A5.3

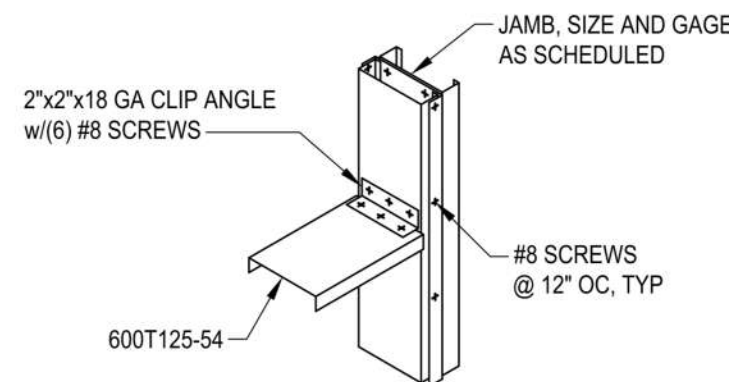
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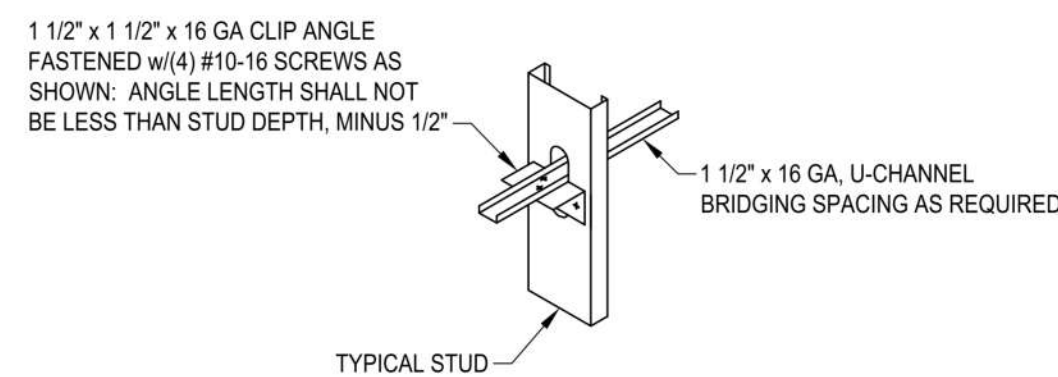
TYPICAL DOOR OPENING DETAIL (1) S1.1
SCALE: 1 1/2" = 1'-0"



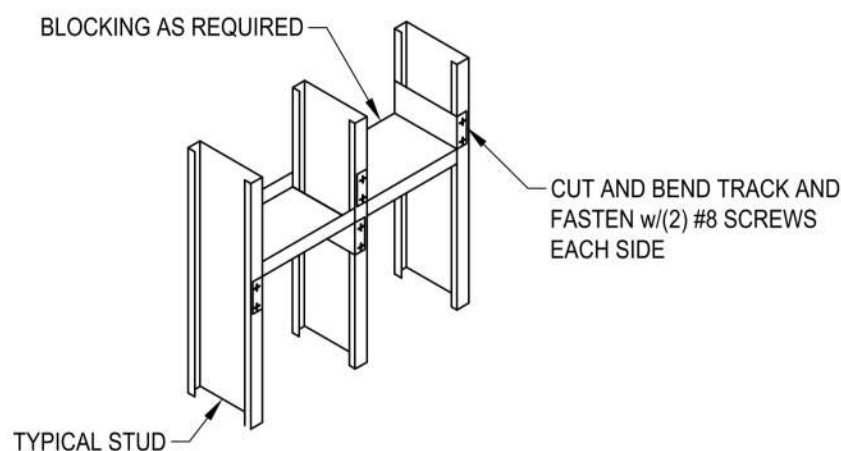
TYPICAL FLOOR FRAMING BLOCKING (2) S1.1
SCALE: 3/4" = 1'-0"



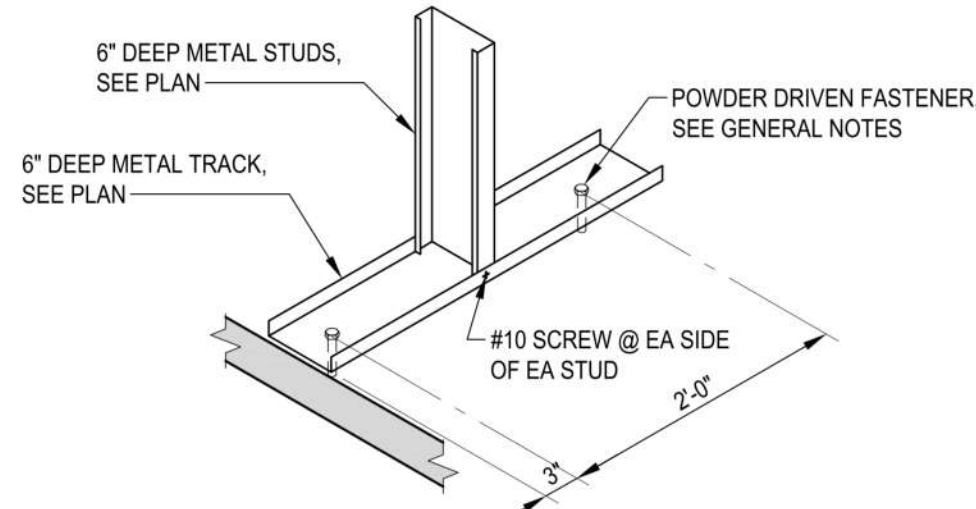
TYPICAL SILL DETAIL (3) S1.1
SCALE: NTS



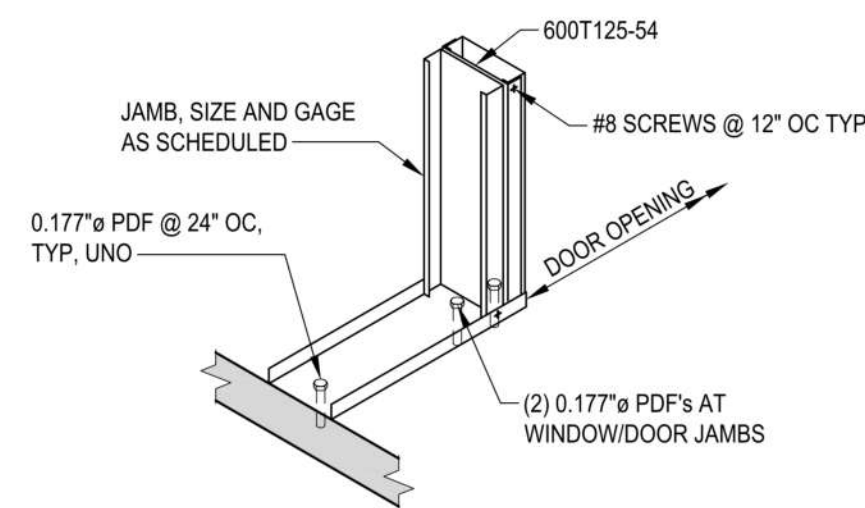
TYPICAL U-CHANNEL BRIDGING CONNECTION DETAIL (4) S1.1
SCALE: NTS



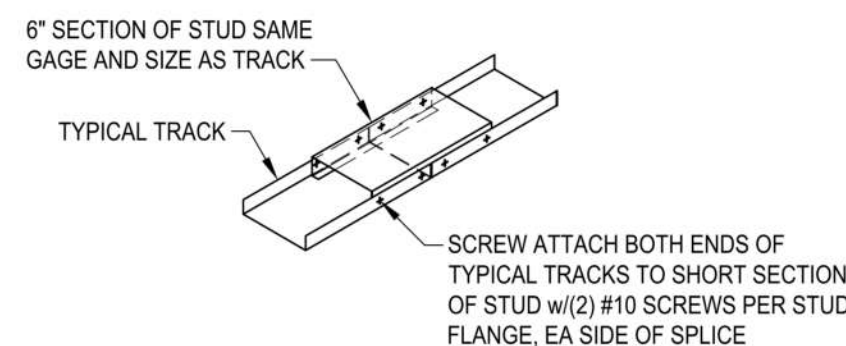
TYPICAL SOLID BLOCKING DETAIL (5) S1.1
SCALE: NTS



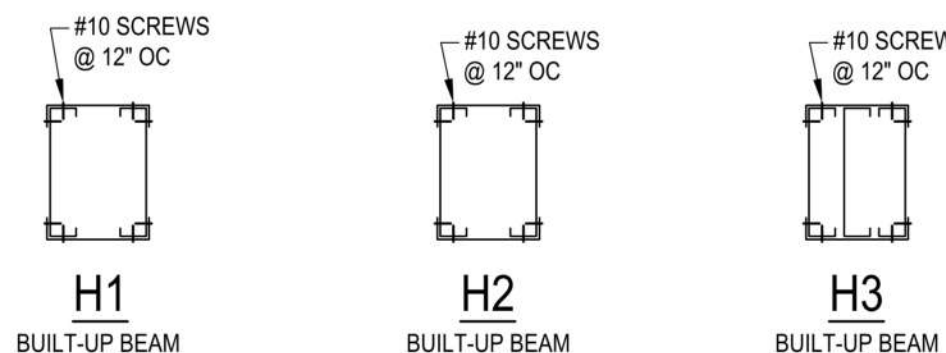
TYPICAL BOT TRACK DETAIL (6) S1.1
SCALE: NTS



TYPICAL BOT TRACK DETAIL (7) S1.1
SCALE: NTS

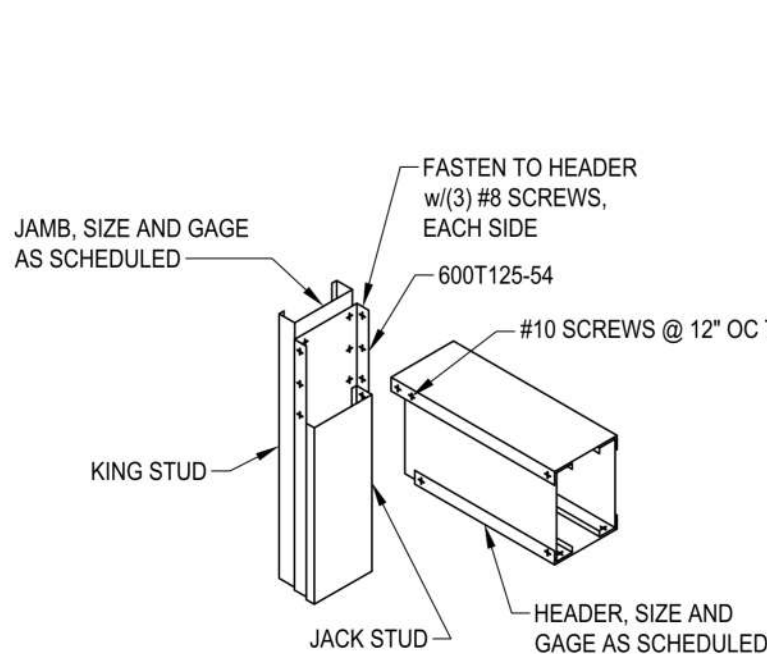


TYPICAL BOT TRACK SPLICE DETAIL (8) S1.1
SCALE: NTS

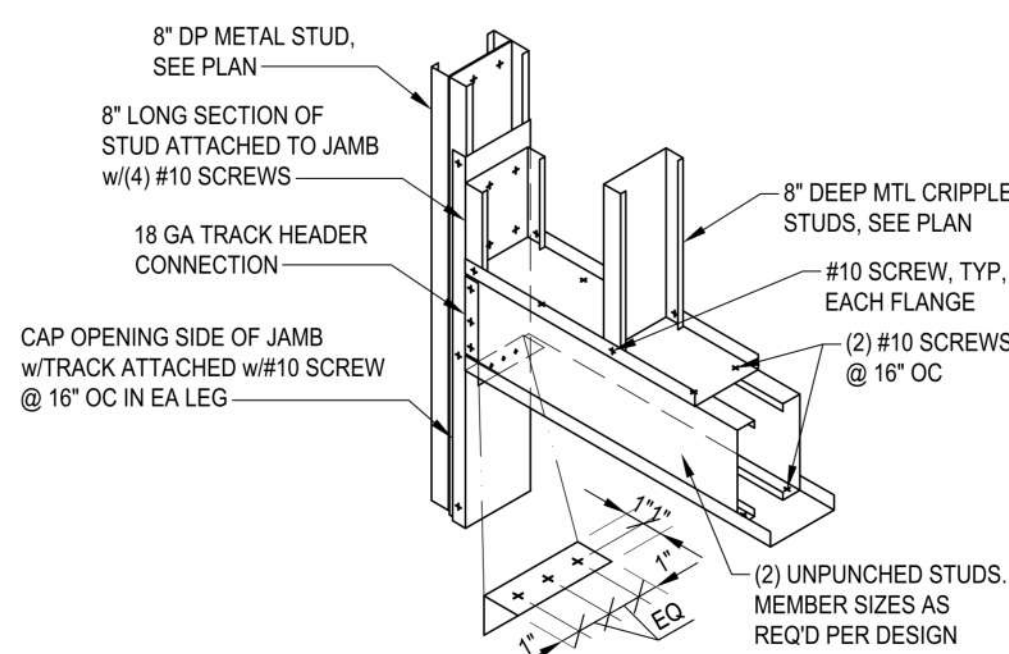


HEADER SCHEDULE			
MARK	SIZE	STUDS AT EACH SIDE OF OPENING	REMARKS
H1	(2)600S162-43 w/(2) 600T125-43	1J/1K	

- NOTES:
- PROVIDE CFS HEADERS OVER ALL OPENINGS IN LOAD BEARING WALLS. IF NO HEADER IS SPECIFIED, PROVIDE H2.
 - ATTACH ALL MULTI-MEMBER HEADERS AND BEAMS TOGETHER WITH #10 SCREWS AT 12" OC TOP AND BOTTOM, EA SIDE.
 - STUDS AT EACH END OF HEADER/BEAM ARE AS NOTED ABOVE, UNLESS NOTED OTHERWISE.
J = JACK STUD = BEARING STUD
K = KING STUD = FULL HEIGHT STUD

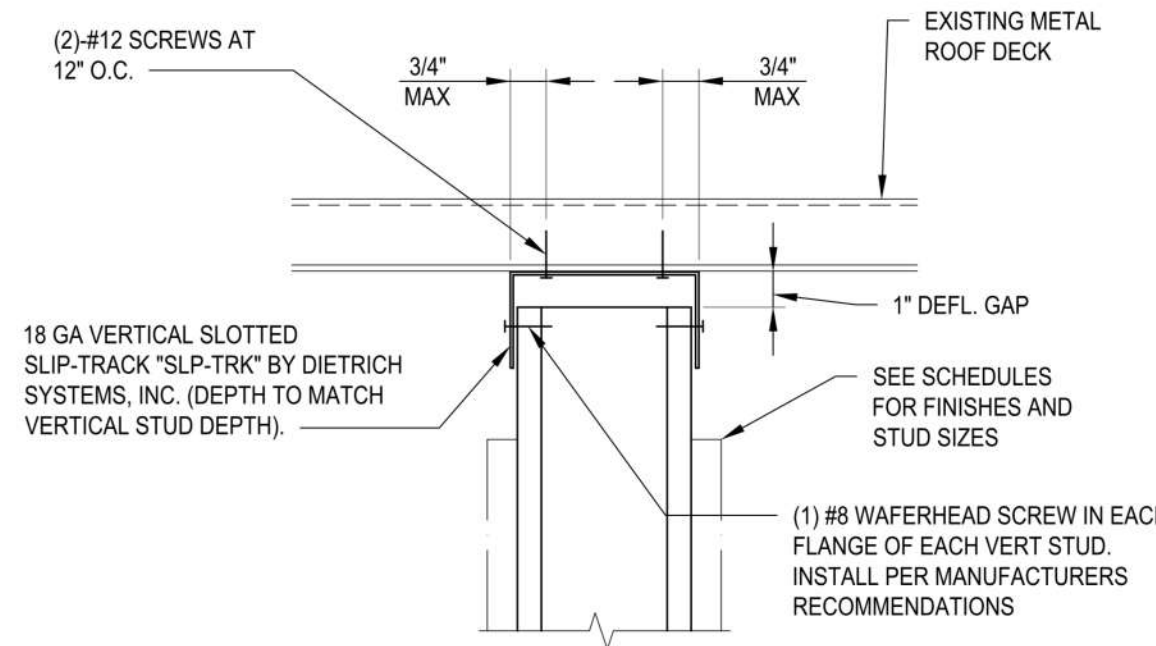


TYPICAL HEADER DETAIL

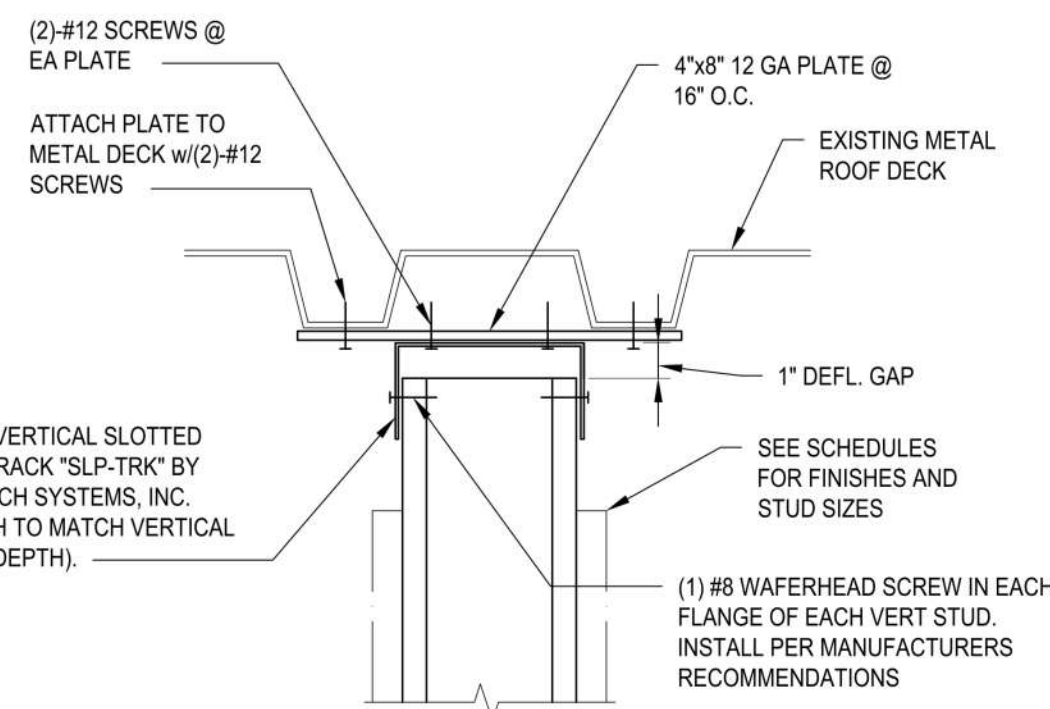


TYPICAL HEADER DETAIL

TYPICAL HEADER & SCHEDULE DETAIL (11) S1.1
SCALE: NTS



WALL PERPENDICULAR TO DECK FLUTES



WALL PARALLEL TO DECK FLUTES

TYPICAL DEFLECTION TRACK DETAIL (12) S1.1
SCALE: NTS

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Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

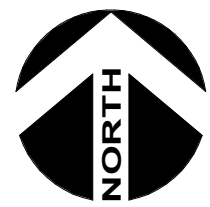
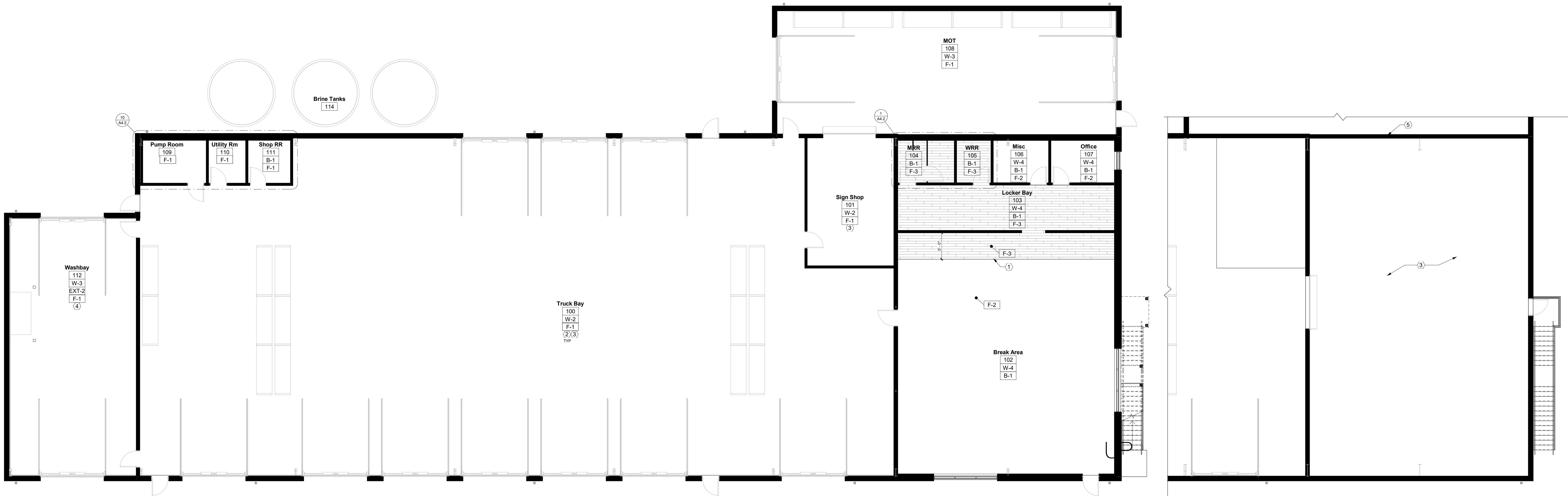
REVISIONS		
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2	Revision 2	12/12/2023

INITIAL ISSUE DATE
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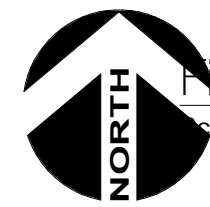
PROJECT NO.
1296.01

Metal Stud
Details

A5.4
Sheet Added in Revision 2



Finish Plan
Scale: 1/8" = 1'-0"



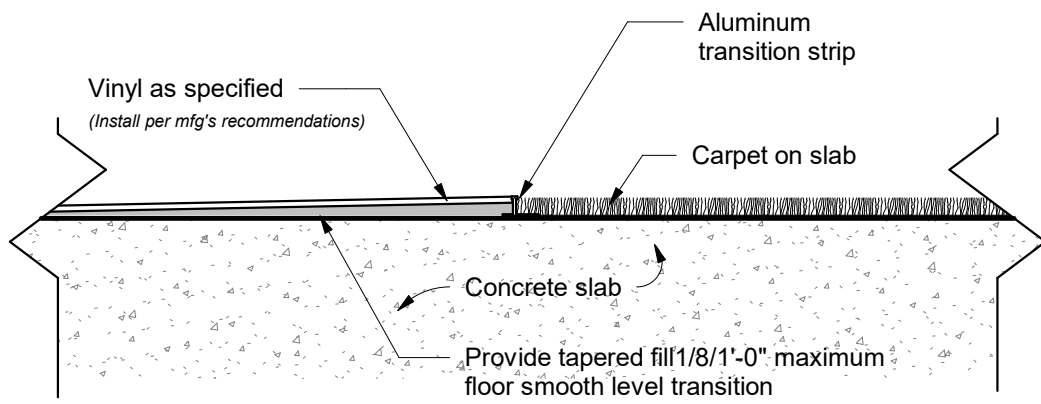
Finish Plan - Mezzanine
Scale: 1/8" = 1'-0"

GENERAL NOTES - FINISH PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- All flooring finish material shall have a classification complying with code required minimums. Refer to Title Sheet for additional information. Copies of test reports for flooring materials shall be provided at the request of the code official.
- All wall and ceiling finish materials shall have a classification complying with code minimums. Refer to Title Sheet for additional information. Copies of test reports for these materials shall be provided at the request of the code official.
- Interior finish materials shall be applied or attached in such a manner that such materials will not readily become detached when subjected to room temperatures of 200 degrees Fahrenheit (93 degrees Celsius), for not less than thirty (30) minutes.
- All areas not specifically designated are to receive a smooth paint finish in finished areas.
- Gypsum board walls, ceilings, soffits, fascias, light pockets, drapery pockets, etc. Are to be prepared for smooth paint finish. See schedule for paint color or application of other finish material.
- Contractor is to provide a covering to protect new flooring material after installation.
- Paint is to be applied over properly prepared surface meeting manufacturer's recommendations. Provide minimum two finish coats over primer on uncoated materials, two finish coats over previously finished materials.
- Repainting of surfaces across entire areas to a change of plane may be required if touch ups are visible. Such repainting will be at the architect's sole discretion.
- Submit to architect three (3) samples, 8" x 10" minimum size, of all paints, wall coverings, wood veneers & stains, trim, etc. Finish shall match that specified for the material (ie gloss, flat, eggshell, etc.)
- Paint brands and colors specified reflect the precise color and finish result desired. Architect will review alternative products when requested and clearly designated in writing by the contractor, and three sets of samples are submitted. Acceptance or rejection of such alternatives is solely at the discretion of the Architect, and minor variations in color and/or texture may constitute grounds for rejection.
- Where different height flooring materials abut, provide aluminum reducer strips, unless specified otherwise.
- Wall and ceiling mounted items, including, but not limited to, registers, diffusers, grilles, speakers, clean-outs, cover plates, outlets, switches and thermostats, whether factory pre-finished or not, which do not match the adjacent wall or ceiling color shall be field painted to match adjacent wall U.N.O. within these documents.
- Drywall control joints shall be provided as shown on drawings and/or as recommended by ASTM C840.
- Fabrics shall be separately fire treated by the GC if not pre-treated by the Manufacturer.

KEYNOTES - FINISH PLAN

- Flooring transition; refer to details
- Refer to elevations for all finishes not shown in plan
- FRP as specified over 3/4" plywood up to 8'-0" AFF, exposed structure and insulation above at indicated location. Refer to Wall Sections
- Concrete block up to 7'-4" with galvanized PEMB panels above, refer to Wall Sections
- Full height metal panels per finish schedule on MOT side of wall



1 Transition - Vinyl/Carpet
Scale: 3" = 1'-0"

LEGEND - FINISH PLAN SYMBOLS

ROOM FINISH TAG:
F-1 Floor Finish
B-1 Base Finish
W-1 Wall Finish

FINISH LIMIT TICKS:
Indicates finish between location of ticks on plan
Indicates limit of finish

ALTERNATE 1

F-1 Alternate: Key Traffic Coating System

Adhesion to CONcrete	300-400+psi
Hardness, Shore D	80-85
Flammability	Self Extinguishing
Abrasion Resistance	30-60 mg average
Impact Resistance	Withstands 16 ft-lbs without cracking delamination or chipping
Resistance to Elevated Temperatures	No Slip or flow at required temperature of 158°F
Slip Resistance	>0.6 Exceeds ADA recommendations

Verify specification with Owner before ordering materials

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
B-1	Base (Vinyl)	Johnsonite	4" Baseworks Thermostat Color: 40 Black.	Install per Mfgs Recommendations.
EXT-1	Roof Panel	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor		Match color of adjacent buildings
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan. Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	
F-1	Sealed Concrete	By Contractor	Concrete floor, grind and seal.	Clear sealer - provide sample
F-2	Carpet	Mohawk	Academic View BT433, Slate 959, Art Exposure 24x24	Ashlar Installation
F-3	Tile (Wood look)	BeauFlor	Article No. 60000112; Collection Pure Click 55; Design Color Toulon Oak 976M; Dimensions 1528 x 228 x 5mm	Install per direction indicated on plan. 33% max stagger allowed
M-1	Quartz (White)	Allen + Roth	Cascades	Match Owner's specification
W-1	Painted Gypsum Board (White)	Sherwin Williams	Preprime 200 Primer ProMar 200 Latex Flat Color: #SW7028 Incredible White	One coat primer, 2 coats finish: EgShell. Match Owner's specification
W-2	FRP (White)	Marlite	P-100 White	With matching trims and transition strips
W-3	Metal Liner Panel	by PEMB	Pre-Engineered metal wall panel provided by PEMB	
W-4	Painted Gypsum Board (Grey)	Behr	ProMar 200 Latex EgShell/Preprime 200 Primer, Color: #SW6002 'Essential Gray'	One coat primer, 2 coats finish: EgShell. Match Owner's specification
W-5	Painted Doors/Frames (Grey)	Behr	ProMar 200 Latex EgShell/Preprime 200 Primer, Color: Sherwin Williams; Custom color match Owner's specification	One coat primer, 2 coats finish: EgShell. Match Owner's specification

Design Collective

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STRUCTURAL ENGINEER

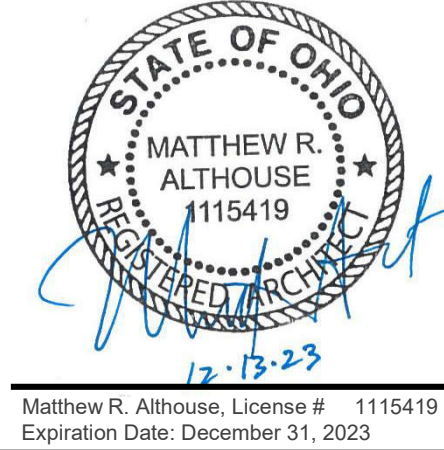
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

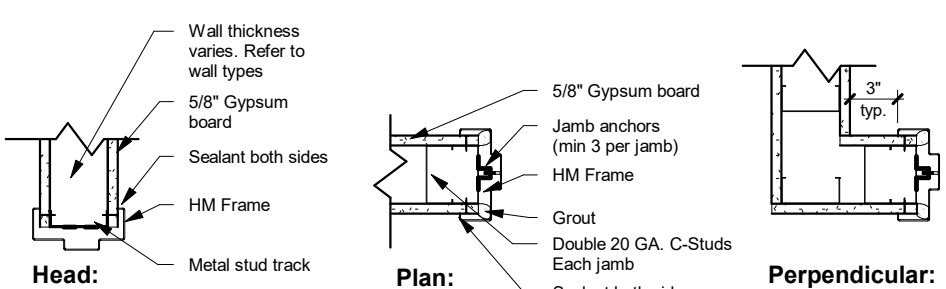
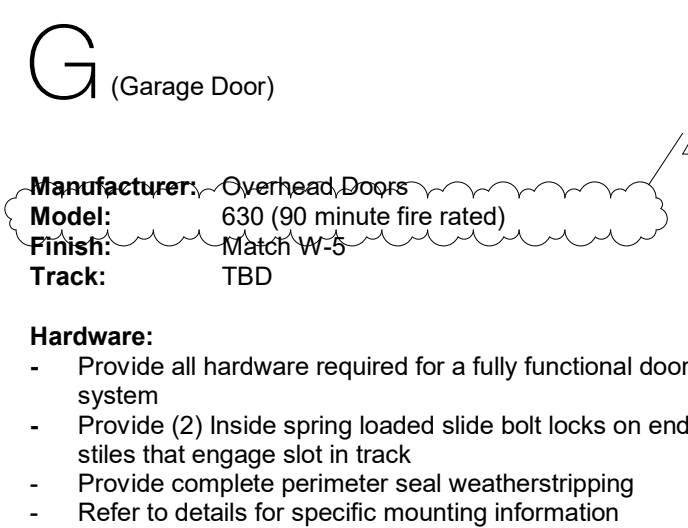
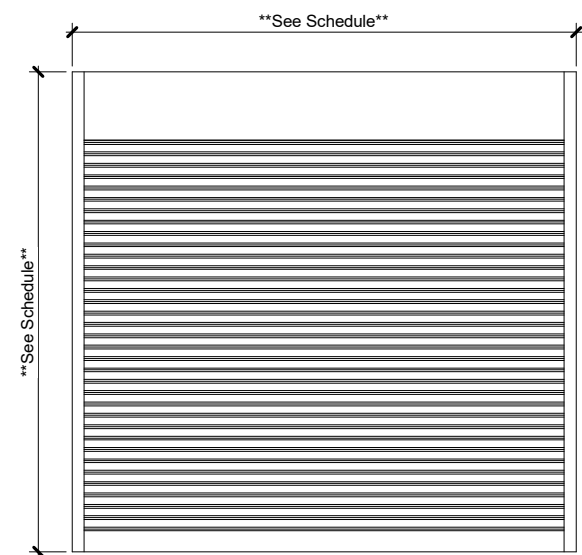
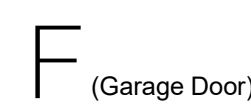
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Finish Plan

A6

E Office, Restroom, Utility

Manufacturer: Steelcraft
Model: LW-18-G, SDI Level II
1 3/4" thick, 18 gauge steel face sheets, V and filled edge seams, and resin impregnated kraft paper honeycomb core
Finish: Factory primed, field painted as scheduled



Typical HM Frame
Scale: 1" = 1'-0"

EXTERIOR GLAZING SYSTEM

Manufacturer: Tubelite

Model: 14000 Series Storefront Framing

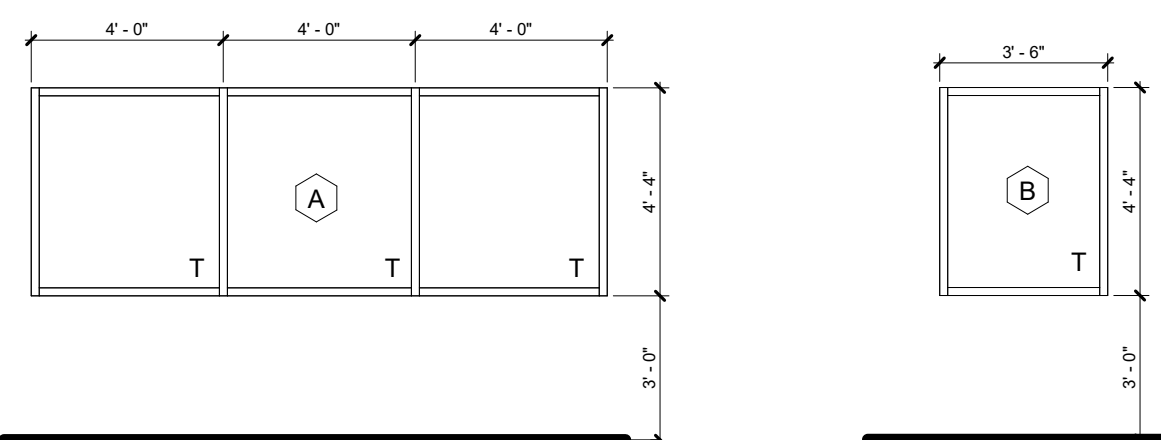
- All vertical mullions to have a 1/2" face width U.N.O.
- All horizontal mullions to have 2" face width U.N.O.

Glazing: 1" clear, fully tempered, insulated glass

Finish: Class 1 anodized finish, color: Dark Bronze

Miscellaneous:

- Field verify all opening sizes
- Install per manufacturers recommendations and details
- Matching sealant at all perimeter joints
- Do not seal over system weep joint
- Provide the appropriate Joints: Heads, Sills, Horizontals and Verticals per the design intent
- Provide 1" deflection clip at all window heads



E1 (Office)	E2 (Restroom)	E3 (Utility)
<u>Qty</u> <u>Description</u>	<u>Qty</u> <u>Description</u>	<u>Qty</u> <u>Description</u>
3 Hinges	3 Hinges	3 Hinges
1 Door Stop, Floor	1 Door Stop, Floor	1 Door Stop, Floor
3 Silencer	3 Silencer	3 Silencer
1 Classroom Lockset	1 Privacy Lockset	1 Storeroom Lockset
2 Kickplates	2 Kickplates	2 KickPlates
	1 Overhead Closer	1 Overhead Closer
		1 Plinic
		1 Door Bottom
		1 Threshold
		1 Door Sweep
		1 Weather Stripping

Description	Brand Model
Hinges	Hager: BB1911 4.5"x4.5" (or equal)
Door Stop, Floor Silencer	Hager: 3214F (or equal)
Overhead Closure	Hager: 3070 (or equal)
Privacy Lockset	LSDA 300 series Grade 2 levers privacy function US262B
Keyed Entry Lockset	LSDA 300 series Grade 2 levers locked entry function US262B
Passage latchset	LSDA 300 series Grade 2 levers passage function US262B
Classroom Lockset	LSDA 300 series Grade 2 levers classroom function US262B
Rekeyable Lockset	Hager: #1805 R + 34 US262B
Panic	Von Dupren, 3975 US262B
Door Bottom	Hager #7745 Aluminum
Threshold	(ADA Compliant)
Door Sweep	
Weather Stripping	

(Select code summary excerpts)

Access-controlled egress doors [1008.1.4.4]

The entrance doors in a means of egress and entrance doors to tenant spaces are permitted to be equipped with an approved entrance and egress access control system which shall be installed in accordance with all of the following criteria:

1. **Access Control:** The access control system shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. **Loss of power:** To that part of the access control system which locks the doors shall automatically unlock the doors.
3. **Push Button:** The doors shall be arranged to unlock from a manual unlocking device located 40 - 48 inches ADF and within 5 feet of the secured doors. Ready access shall be provided to the manual unlocking device by a sign that reads "PUSH TO EXIT" and that reads "PUSH TO EXIT: When operated, the manual unlocking device shall result in direct interruption of power to the lock-independent of the access control system electronics—access shall remain unimpeded for a minimum of 30 seconds.
4. **Fire Alarm:** Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. **Smoke Alarm:** Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.

Access-controlled egress doors in buildings with an occupancy in Group A, E or F shall not be secured from the egress side during hours that the building is open for the general public

Electromagnetically locked egress doors. (1008.1.9.8)

Doors in the means of egress that are not otherwise required to have panic hardware and doors to tenant spaces shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below:

1. **Obvious method of operation:** The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. **Obvious hardware operation:** The listed hardware is capable of being operated with one hand.
3. **Immediate unlock:** Operation of the listed hardware releases to the electromagnetic lock and unlocks the door immediately.
4. **Loss of power:** The listed hardware automatically unlocks the door.

Stairway doors. (1008.1.9.10)

Interior stairways means egress doors shall be operable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. **Open Egress:** Stairway discharge doors shall be operable from the egress side and shall only be locked from the opposite side.
2. **High-Rise:** This section shall not apply to doors arranged in accordance with Section 403.5.3.3 (means of egress in high-rise buildings).
3. **In stairways serving not more than four stories,** doors are permitted to be locked from the side opposite the egress side, provided they are operable from the egress side and capable of being unlocked simultaneously without unslatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

Diagram illustrating a door lock system with a security junction box. The components and connections are labeled as follows:

- Electric lock/power supply
- Door power supply
- Security junction box mounted on the ceiling in an accessible location

[illegible]

1. All hardware to be ADA compliant
2. Use wall or floor mounted floor stop as applicable
3. All glazing in doors and sidelites to be tempered or safety glass per code requirements
4. All door lever styles shall be schlage 'Saturn'; refer to hardware information for finish and lockset
5. All hardware finishes to be US26D or equivalent U.N.O.
6. The unlatching of any door or leaf shall not require more than one operation per chapter 10. Notify Architect immediately if conflict arises.
7. General Contractor to provide construction cores, coordinate re-keying with Owner.
8. Exterior main doors shall have a minimum U-value of 0.36.
9. Overhead doors shall have a minimum R-value of 15.
10. Storefront shall have a minimum U-value of 0.44 and Solar Heat Gain Coefficient of 0.62

Note: All man doors to accomodate electric strike, Owner to furnish and install access control devices. Refer to card access details. Electric strike power supplies to be provided by door hardware contractor.

Door #	Fire Rating	Description	Slab Height	Width	Type	Finish	Frame	Type	Finish	Hardware Set	Comments
100A		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame
100B		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame
100C		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame
100D		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame
100F		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100G		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100H		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100J		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100K		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100L		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100M		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100N		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100P		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
100Q		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
101		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E3		Narrow lit insulated metal door with office lockset in hollow metal frame
101A	90 Minute	Colling Overhead Fire Door as Specified in 08 33 23	10'-0"	10'-0"	G	Factory Finish 'White'	-	-	-		90 minute rated colling overhead door
102A	90 Minute	Narrow Lit	7'-0"	3'-0"	C	W-5	HM	Match Door	E4		90 minute rated, narrow lit, insulated metal door with passage lockset in hollow metal frame
102B		Full Lite	7'-0"	3'-0"	A	Dark Bronze	Alum	Match Door	E3		Full lite glass door with storeroom lockset and card reader in hollow metal frame
104		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4		Metal door with passage lockset in hollow metal frame
105		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E2		Metal door with privacy lockset in hollow metal frame
106		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E1		Narrow lit insulated metal door with office lockset in hollow metal frame
107		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E1		Narrow lit insulated metal door with office lockset in hollow metal frame
108A	90 Minute	Narrow Lit	7'-0"	3'-0"	C	W-5	HM	Match Door	E4		90 minute rated, narrow lit, insulated metal door with passage lockset in hollow metal frame
108B		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame
108C		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
108D		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
109		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4		Insulated metal door with passage lockset in hollow metal frame
110		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4		Insulated metal door with passage lockset in hollow metal frame
111		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E2		Insulated metal door with privacy lockset in hollow metal frame
112A		Exterior Door	7'-0"	3'-0"	D	W-5	HM	Match Door	E4		Insulated metal door with passage lockset in hollow metal frame
112B		Exterior Door	7'-0"	3'-0"	D	W-5	HM	Match Door	E4		Insulated metal door with passage lockset in hollow metal frame
112C		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
112D		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-		Insulated, sectional overhead drive-in door with horizontal lift track
200A	90 Minute	Colling Overhead Fire Door as Specified in 08 33 23	9'-0"	10'-0"	G	Factory Finish 'White'	-	-	-		90 minute rated colling overhead door
200C		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3		Insulated metal door with storeroom lockset and card reader in hollow metal frame with privacy lock

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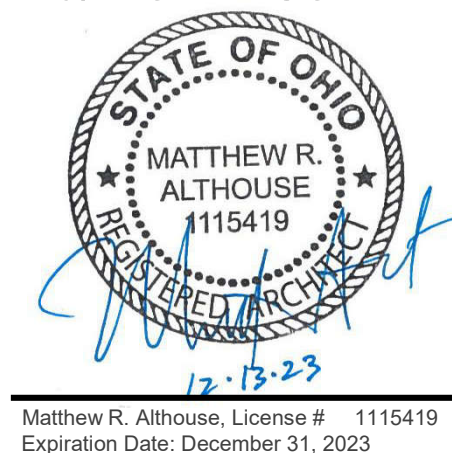
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd. Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

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PROJECT NO.

1296.01

Door/ Window Schedules

A7

- GENERAL
- THESE NOTES ARE GENERAL REQUIREMENTS.
 - UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREINAFTER FOR USE ON THIS PROJECT.
 - IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS ARE NOT IN AGREEMENT WITH THESE NOTES, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION.
 - TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON THE PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
 - SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER/ARCHITECT.
 - SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., WILL BE REVIEWED BY THE ENGINEER/ARCHITECT ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK AFFECTED BY THE SHOP DRAWINGS SHALL BE STARTED WITHOUT SUCH REVIEW.
 - THE GENERAL CONTRACTOR SHALL COORDINATE ALL REVISIONS, CORRECTIONS, AND COMMENTS INDICATED ON THE SHOP DRAWINGS BY THE ARCHITECT/ENGINEER.
 - ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL CONFORM TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - THE STRUCTURAL CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
 - ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. THEY DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
 - ALL STRUCTURES ARE DESIGNED TO BE STABLE AND SELF-SUPPORTING AT THE COMPLETION OF CONSTRUCTION. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL IS NOT INDICATED ON THE DRAWINGS AND, IF PROVIDED, SHALL BE REMOVED, AS CONDITIONS PERMIT AND REMAIN THE PROPERTY OF THE CONTRACTOR.
 - ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR MISCELLANEOUS STEEL ITEMS, LIFELINE, METAL PAN STAIRS, SIZE AND LOCATION OF FLOOR SLOPES, DEPRESSED AREAS, FINISH FILLS, CHAMFERS, GROOVES, RAILING SLEEVES, ROOF EDGES, INSERTS, ETC.
 - COORDINATE WITH CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PIPE SLEEVES, FLOOR DRAINS, ROOF DRAINS, INSERTS, HANGERS, TRENCHES, PITS, WALLS AND SLAB OPENINGS, CONDUIT RUNS IN WALLS AND SLABS, SIZE AND LOCATION OF MACHINE OR EQUIPMENT SUPPORTS, BASE AND ANCHOR BOLTS, RAILING, ETC.
 - COORDINATE WITH SITE, ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS FOR RETAINING WALLS, PADS, PAVEMENT AND OTHER SITE STRUCTURES.
 - EARTHWORK, FOUNDATION DRAINS, WATERPROOFING, PERIMETER INSULATION, MASONRY AND OTHER REQUIRED NON-STRUCTURAL ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE WITH CIVIL/SITE AND ARCHITECTURAL DRAWINGS.

GOVERNING CODES AND SPECIFICATIONS			
IBC	-OHIO BUILDING CODE, 2017 EDITION		
ASCE 7	-MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2010 EDITION		
ACI 318	-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION		
ACI 301	-SPECIFICATIONS FOR STRUCTURAL CONCRETE, 2010 EDITION		
ACI 305R	-HOT WEATHER CONCRETING, 2010 EDITION		
ACI 308R	-COLD WEATHER CONCRETING, 2010 EDITION		
ACI SP-66	-ACI DETAILING MANUAL, 2004		
ACI 530	-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 2013 EDITION		
ACI 530.1	-SPECIFICATIONS FOR MASONRY STRUCTURES, 2013 EDITION		
ASCE 360	-STEEL CONSTRUCTION MANUAL, 14TH EDITION		
AWS D1.1	-STRUCTURAL WELDING CODE - SHEET STEEL, 2010 EDITION		
AWS D1.3	-STANDARD SPECIFICATION, LOAD TABLES, AND WEIGHT TABLES FOR STEEL JOIST, AND JOIST GIRDERS, FORTY-THIRD EDITION		
SJI	-STEEL DECK INSTITUTE FLOOR DECK DESIGN MANUAL, FIRST EDITION		

DESIGN LOADS			
1. LIVE LOADS: (REDUCIBLE PER GOVERNING CODE)	UNIFORM (PSF)	CONCENTRATED (LBS)	
a. FIRST FLOOR (SLAB ON GRADE)	100	2,000	
b. SECOND AND THIRD FLOOR			
c. TYPICAL AREAS UNDER	85	2,000	
d. STAIRS AND EXITS	100	300	
e. STORAGE - LIGHT	125	2,000	
2. SNOW LOADS:			
a. GROUND SNOW LOAD, P _g	25 PSF		
b. FLAT ROOF SNOW LOAD, P _f	17.5 PSF		
c. SNOW EXPOSURE FACTOR, C _e	1.0		
d. SNOW LOAD IMPORTANCE FACTOR, I _s	1.0		
e. THERMAL FACTOR, C _t	1.0		
3. WIND LOADS:			
a. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), MPH	115		
b. NOMINAL DESIGN WIND SPEED (3-SECOND GUST), MPH	90		
c. RISK CATEGORY	II		
d. WIND EXPOSURE	C		
e. DESIGN WIND PRESSURE FOR COMPONENTS AND CLADDING SHALL BE COMPUTED PER GOVERNING BUILDING CODE USING EXPOSURE	C (SEE DIAGRAM THIS SHEET)		
f. INTERNAL PRESSURE COEFFICIENT (ENCLOSED)	+/- 0.18		
4. EARTHQUAKE DESIGN DATA:			
a. OCCUPANCY RISK CATEGORY	II		
b. SEISMIC IMPORTANCE FACTOR, I _e	1.0		
c. MAPPED SPECTRAL RESPONSE ACCELERATIONS	S _s = 0.012 S ₁ = 0.063		
d. SITE CLASS	D		
e. DESIGN SPECTRAL RESPONSE ACCELERATIONS	S _s = 0.129 S ₁ = 0.1		
f. SEISMIC DESIGN CATEGORY	B		
g. BASIC SEISMIC REINFORCING SYSTEM	DETAILED FOR SEISMIC RESISTANCE		
h. DESIGN BASE SHEAR	V = 91 KIPS		
i. SEISMIC RESPONSE COEFFICIENT	C _s = 0.045		
j. RESPONSE MODIFICATION COEFFICIENT	R = 3		
k. ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE		

- FOUNDATIONS
- FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS IN THE GEOTECHNICAL REPORT NO 19-G-23574, PREPARED BY GEOTECHNICAL CONSULTANTS, INC. DATED MAY 12, 2020. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
 - FOUNDATIONS ARE DESIGNED TO BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY COMPACTED ENGINEERED FILL WITH A NET ALLOWABLE BEARING CAPACITY OF 3,000 PSF. (SEE GEOTECHNICAL REPORT.)
 - TOPSOIL, FILL, AND/OR OTHER DELETERIOUS MATERIALS ENCOUNTERED DURING THE SITE PREPARATION MUST BE REMOVED AND REPLACED WITH SELECT ENGINEERED FILL COMPACTED TO 90% PER ASTM D1557 MEETING THE SPECIFIED DESIGN BEARING CAPACITY. (SEE GEOTECH REPORT FOR MORE INFORMATION.)
 - OWNER SHALL EMPLOY A SOILS TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM TESTING SERVICES AS REQUIRED BY THE SPECIFICATIONS AND TO INSPECT ALL BEARING SURFACES OF SLABS AND FOUNDATIONS.
 - NOTIFY ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
 - REMOVE ALL EXISTING PAVEMENT, STRUCTURES AND FOUNDATIONS, AND TOPSOIL, UNSUITABLE FILLS AND ORGANIC SOILS ENCOUNTERED WITHIN AND BELOW THE AREA TO BE OCCUPIED BY SLABS ON GRADE AND FOUNDATIONS. THESE MATERIALS SHALL NOT BE USED FOR FILL WITHIN OR ADJACENT TO THE BUILDING.
 - CHANGES IN ELEVATION OF WALL FOOTING SHALL BE MADE IN STEPS NOT MORE THAN 2'-0" HIGH AND AT LEAST 4'-0" APART, UNLESS DETAILED OTHERWISE. SEE TYPICAL FOOTING STEP DETAIL.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE TEMPORARY SHORING, BRACING, UNDERPINNING, AND OTHER MEASURES NECESSARY TO INSURE STABILITY AND SAFETY DURING ERECTION AND CONSTRUCTION AND TO PREVENT MOVEMENT OF SOIL THAT COULD DAMAGE EXISTING STRUCTURES, PAVEMENT, UTILITIES, ETC.
 - AFTER EXCAVATING FOR SLABS ON GRADE, THE EXPOSED NATURAL SOIL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACING THE GRANULAR MATERIAL.
 - CENTER FOOTINGS UNDER COLUMNS OR WALLS UNLESS NOTED.
 - THE DIFFERENCE IN ELEVATION OF THE BACKFILL ON THE INSIDE AND OUTSIDE OF WALLS SHALL NOT EXCEED TWO FEET UNTIL THE FIRST FLOOR STRUCTURE SUPPORTING THE WALLS IS IN PLACE, UNLESS THE WALL IS BRACED TO PREVENT MOVEMENT.
 - UNLESS NOTED OTHERWISE ON THE CIVIL/SITE DRAWINGS, PROVIDE A MINIMUM 2% GRADE WITHIN 10 FEET OF THE PERIMETER OF THE FOUNDATION SYSTEM TO ALLOW SURFACE WATER TO DRAIN AWAY.
 - DO NOT PLACE FILL OR CONCRETE ON FROZEN GROUND.

- CAST-IN-PLACE CONCRETE AND REINFORCEMENT
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
 - NORMAL WEIGHT CONCRETE SHALL HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS: PIERS, EXTERIOR SLABS-ON- GRADE 4,000 PSI WALLS, EXTERIOR SLABS ON GRADE 4,000 PSI w/AR FILL CONCRETE 1,500 PSI
 - USE 6% ± 1.5%, ENTRAINED AIR PER ASTM C260 FOR ALL CONCRETE EXPOSED TO WEATHER.
 - WATER CEMENT RATIO SHALL BE AS FOLLOWS: ALL INTERIOR SLABS-ON- GRADE 0.45 (MAX) CONCRETE WITH ENTRAINED AIR 0.45 (MAX) CONCRETE WITHOUT ENTRAINED AIR 0.48 (MAX)
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
 - ALL WELDED WIRE REINFORCING SHALL CONFORM TO ASTM A1064 PROVIDED IN FLAT SHEETS.
 - ADMIXTURES SHALL CONTAIN NO MORE THAN 0.05% CHLORIDE IONS BY WEIGHT OF CEMENT WHEN TESTED IN ACCORDANCE WITH ASTM H720.
 - CONTRACTOR SHALL KEEP A COPY OF FIELD REFERENCE MANUAL, STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE ACI 301 WITH SELECTED ACI REFERENCES" (ACI PUBLICATION SP-19) AT THE PROJECT FIELD OFFICE.
 - ALL REINFORCING DETAILS SHALL CONFORM TO "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" ACI 315, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
 - SUBMIT FOR APPROVAL CONCRETE MIX DESIGN AND CERTIFICATION OF CONFORMITY OF CONCRETE MATERIALS.
 - THE OWNER SHALL EMPLOY A TESTING LABORATORY APPROVED BY THE ENGINEER/ARCHITECT TO PERFORM THE TESTING SPECIFIED IN PARAGRAPH 1.14 OF ACI 301. THE TESTING LABORATORY SHALL MEET THE REQUIREMENTS OF ASTM E203. TESTING SHALL BE MADE BY AN ACI CONCRETE FIELD TESTING TECHNICIAN GRADE 1 OR APPROVED EQUIVALENT. A TECHNICIAN GRADE 1 SHALL BE PRESENT DURING ALL CONCRETE PLACEMENT.
 - SUBMIT SHOP DRAWINGS FOR REVIEW. THESE DRAWINGS SHALL SHOW ALL CONCRETE MEMBER DIMENSIONS AND DOVELLS FOR MASONRY WALLS.
 - PROVIDE DOWNELS FROM FOUNDATIONS TO MATCH PIER AND WALL VERTICAL REINFORCING. WHERE SHOWN, PROVIDE DOVELLS OUT OF WALLS TO MATCH SLAB REINFORCING.
 - PROVIDE CLASS "B" TENSION LAP SPlice OR FULL MECHANICAL SPlice (ACI 318, SECT. 12.14.3) FOR ALL VERTICAL STEEL IN WALLS AND SLABS. SEE LAP SCHEDULE ON SHEET 50.1 FOR LAP LENGTHS, U.N.O.
 - PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS.
 - ALL SLABS, WALLS AND PIERS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR THE REQUIRED CONSTRUCTION JOINTS.
 - PROVIDE PERIMETER INSULATION AGAINST EXTERIOR FOUNDATION WALLS AND UNDER THE SLAB ADJACENT TO THE EXTERIOR OF THE BUILDING AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - PROVIDE 3/4-INCH CHAMFER ON ALL EXPOSED CORNERS OF SLABS, PIERS AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWINGS. MINIMUM CLEARANCES FOR REINFORCING STEEL SHALL BE MAINTAINED.
 - CURE ALL CONCRETE FOR A MINIMUM 7-DAYS, APPLY CURING COMPOUND AT THE MAXIMUM COVERAGE RATE OF 300 SQUARE FEET PER GALLON. USE PRODUCT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. SEE SPECIFICATIONS.
 - WATERSTOP FOR CONSTRUCTION JOINTS SHALL BE PVC SERRATED TYPE WITHOUT CENTER BULL, NOT LESS THAN 6" WIDTH AND 3/8" THICK, SELF-EXPANDING BUTYL STRIPS 3/4" BY 1", SELF-EXPANDING RUBBER STRIPS 3/8" BY 3/4".
 - ALL WATERSTOPS SHALL BE PROPERLY SUPPORTED AND WIRED TO REINFORCINGS TO REMAIN STRAIGHT AND TRUE. HEAT SPlice ALL JOINTS PER MANUFACTURERS RECOMMENDATIONS.
 - ALL CONSTRUCTION JOINTS SHALL BE KEPT. PROVIDE KEYWAYS AT MEMBER CENTERLINE WITH A DEPTH OF 1-1/2 INCH AND HEIGHT EQUAL TO ONE-THIRD OF THE MEMBERS DEPTH/THICKNESS.
 - CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS OF CONSTRUCTION JOINTS NOT INDICATED ON THE DRAWINGS FOR REVIEW BY THE ENGINEER/ARCHITECT.
 - ALL ALUMINUM IN CONTACT WITH CONCRETE OR DISSIMILAR METALS SHALL BE COATED WITH GRAY EPOXY PRIMER, APPROVED BY THE ENGINEER.
 - FORMWORK, FOR ALL CONCRETE THAT WILL BE EXPOSED IN THE COMPLETED STRUCTURE, SHALL BE CONSTRUCTED FROM A METAL OR SUITABLE SURFACE PLYWOOD THAT WILL PRODUCE AN ACCEPTABLY SMOOTH SURFACE.
 - PITCH CONCRETE SLABS TO FLOOR DRAINS SHOWN ON MECHANICAL OR ARCHITECTURAL DRAWINGS.
 - CONCRETE PROTECTION (CLEAR COVER) FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - FOOTINGS:
 - 3 INCHES, BOTTOM AND UNFORMED EDGES
 - 2 INCHES, FORMED EDGES
 - 2 INCHES, EXPOSED TO WATER, EARTH OR WEATHER
 - 2 INCHES, BOTTOM, ON CONCRETE MUDMAT
 - SLABS, WALLS:
 - 2 INCHES TO REINFORCEMENT
 - PIERS:
 - 1-1/2 INCH TO TIES
 - 2 INCH FOR VERTICAL REINFORCEMENT
 - LAP SPlice WELDED WIRE FABRIC ONE SPACE PLUS 2 INCHES AT EDGES AND ENDS AND PROVIDE ADDITIONAL REINFORCING WHERE SHOWN ON DRAWINGS. PLACE MESH 2 INCHES FROM TOP OF SLAB FOR SLABS ON GROUND AND 1 INCH FROM TOP OF SUPPORTED SLABS UNLESS NOTED OTHERWISE.
 - ALL HOOKS SHALL BE ACI STANDARD HOOKS UNLESS DIMENSIONED OTHERWISE.

- CONCRETE MASONRY
- MASONRY IS SUPPORTED IN THE COMPLETED CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPPORTING THE MASONRY DURING CONSTRUCTION IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL LAWS AND AS REQUIRED.
 - MASONRY CONSTRUCTION AND MATERIAL SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6) EXCEPT AS MODIFIED BELOW. A COPY OF ACI 530.1/ASCE 6 SHALL BE ON THE JOB SITE AT ALL TIMES THAT MASONRY WORK IS BEING PERFORMED.
 - SUBMIT FOR REVIEW, PRIOR TO CONSTRUCTION, SHOP DRAWINGS SHOWING A PLAN AND ELEVATION VIEW OF ALL CMU WALL AND A PLAN THAT SHOWS ALL DOVELLS REQUIRED FOR VERTICAL CMU REINFORCING THAT EXTEND OUT OF CONCRETE. SHOW WALL THICKNESS, AND DIMENSION WALL LENGTH AND LOCATION. SHOWING TOP ELEVATIONS OF WALLS, BOND BEAMS AND GROUT POURED. SHOW LOCATION OF CONTROL JOINT LOCATIONS. SOLID UNITS, CELLS TO BE GROUT FILLED, OPENING, LINTEL, JOINT REINFORCEMENT, REINFORCING BAR AND EMBEDMENT.
 - SUBMIT FOR REVIEW, PRIOR TO CONSTRUCTION, DOCUMENTATION FOR THE BLOCK, MORTAR, GROUT, ADMIXTURES, REINFORCING, BAR POSITIONER AND OTHER ACCESSORIES PROPOSED FOR USE. SUBMIT A WRITTEN DESCRIPTION OF THE METHOD OF REINFORCEMENT AND GROUT, AND OF GROUT CONSOLIDATION.
 - CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT.
 - CONCRETE MASONRY UNITS WHICH CONTAIN VERTICAL REINFORCEMENT SHALL BE TWO CORE UNITS AND WITH CORES AND WEBS VERTICALLY ALIGNED.
 - MORTAR FOR CONCRETE MASONRY UNITS SHALL BE NON-AIR ENTRAINED PORTLAND CEMENT-LIME CONFORMING TO ASTM C270, TYPE S. CEMENT IN MORTAR SHALL BE LOW-ALKALI AND NON-STAINING. TYPE N MORTAR AND MASONRY CEMENT SHALL NOT BE USED FOR CMU CONSTRUCTION.
 - ADMIXTURES SHALL NOT BE USED IN THE MORTAR OR GROUT. ANTIFREEZE AND CALCIUM CHLORIDE SHALL NOT BE USED.
 - MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE: STANDARD BLOCK = 1,900 PSI (F_m = 1,500 PSI)
 - COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
 - ALL CONCRETE BLOCK WALLS SHALL BE REINFORCED VERTICALLY WITH 1 #6 BAR AT 32 INCHES ON CENTER, UNLESS NOTED OTHERWISE.
 - PROVIDE 1 #6 VERTICAL BAR IN FIRST CORE AT EACH CORNER, END OF WALL, AND ADJACENT TO OPENINGS AND CONTROL JOINTS.
 - VERTICAL REINFORCEMENT SHALL EXTEND THROUGH BOND BEAMS AND TO WITHIN 2 INCHES OF THE TOP OF WALLS.
 - REINFORCING STEEL SPICES SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS BUT NO LESS THAN 12 INCHES, UNLESS NOTED OTHERWISE.
 - ANCHORAGE OF REINFORCING STEEL INTO CONCRETE SHALL BE 36 BAR DIAMETERS BUT NO LESS THAN 12 INCHES, UNLESS NOTED OTHERWISE.
 - HORIZONTAL JOINT REINFORCING SHALL BE, UNLESS SHOWN OTHERWISE, STANDARD 9 GAGE, LADDER TYPE CONFORMING TO ASTM A661, SPACED VERTICALLY AT 8-INCH ON CENTERS ABOVE AND BELOW OPENINGS FOR THREE CONSECUTIVE CORNERS AND AT 16 INCHES ON CENTERS ELSEWHERE. EXTEND REINFORCING 2 FEET BEYOND EACH SIDE OF OPENINGS BUT DO NOT EXTEND THROUGH CONTROL JOINTS. PROVIDE FACTORY FABRICATED "T" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.
 - JOINT REINFORCEMENT SHALL BE SPICED BY LAPPING THE LONGITUDINAL WIRES AT LEAST 12 INCHES. THE CROSS-WIRES WITHIN THE LAP SHALL BE REMOVED SO THAT THE LONGITUDINAL WIRES ARE SIDE BY SIDE. ALTERNATELY WHERE JOINT REINFORCING IS NOT REQUIRED IN BETWEEN EACH COURSE, SPICES MAY BE MADE BY BUTTING THE ADJACENT SECTIONS OF JOINT REINFORCING AND CENTERING A 48 INCH LENGTH OF JOINT REINFORCING IN THE BED JOINT IMMEDIATELY ABOVE OR BELOW THE BUTT JOINT. SPICE WITH "T" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.
 - UNITELS SHALL BE PROVIDED OVER ALL OPENINGS AND OVER RECESSES WIDER THAN 12 INCHES IN ACCORDANCE WITH THE ACCOMPANYING UNTEL SCHEDULE, UNLESS NOTED OTHERWISE ON DRAWINGS.
 - FOR LIFELINE ENDING AT A CONTROL JOINT, PROVIDE 15 POUND FELT BOND BREAKER UNDER UNTEL BEARING AND A HORIZONTAL DUMMY CONTROL JOINT ON EXPOSED FACES. NO MORTAR OR GROUT SHALL BE IN THE HEAD JOINT OF DUMMY CONTROL JOINTS OPPOSITE THE BLOCK SHELL. PROVIDE A POSITIVE MEANS OF PREVENTING GROUT FROM ENTERING DUMMY JOINT OPPOSITE THE BLOCK SHELL. DUMMY JOINT SHALL BE CAULKED AND MATCH COLOR OF MORTAR.

- BOND BEAMS SHALL BE PROVIDED IN EACH WALL AT EACH FLOOR LEVEL, ROOF LEVEL, AND AT TOP OF WALL. FILL BOND BEAMS WITH GROUT. REINFORCE BOND BEAMS WITH 2 #4 UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS WITH 2 #4 LEGS AND BAR SUPPORTS TO OBTAIN THE REQUIRED CLEARANCE.
- BOND BEAM REINFORCEMENT AND GROUT AT WALL CONTROL JOINTS SHALL BE CONTINUOUS. PROVIDE A DUMMY CONTROL JOINT IN BOTH FACES OF BOND BEAM ALIGNED WITH WALL CONTROL JOINTS. THE BLOCK FACE SHELLS AT DUMMY CONTROL JOINTS SHALL BE FREE OF MORTAR AND GROUT. THE DUMMY CONTROL JOINT IN EXPOSED FACES SHALL HAVE BACKING ROD AND CAULK SEAL AS REQUIRED FOR THE CONTROL JOINT.
- VERTICAL CONTROL JOINTS IN CONCRETE MASONRY WALLS (OTHER THAN BASEMENT WALLS) SHALL BE PROVIDED WHERE SHOWN ON THE PLANS AND AS GIVEN BELOW:
 - AT 20 FEET OR LESS ON CENTERS BUT NOT MORE THAN 1 1/2 TIMES THE WALL HEIGHT
 - AT A DISTANCE NOT OVER ONE-HALF THE ABOVE SPACING FROM BONDED INTERSECTIONS OR CORNERS.
 - AT ONE END OF A LINTEL FOR WALL OPENINGS SIX FEET OR LESS IN WIDTH
 - AT BOTH ENDS OF LIFELINE FOR OPENINGS MORE THAN SIX FEET WIDE
 - ALL ABRUPT CHANGES IN WALL HEIGHT.
 - AT ALL CHANGES IN WALL THICKNESS, SUCH AS THOSE AT PIPE AND DUCT CHASES AND THOSE ADJACENT TO COLUMNS OR PLASTERS
 - ABOVE JOINTS IN FOUNDATIONS AND FLOORS.
 - BELOW JOINTS IN FLOORS THAT BEAR IN THE WALL.
- CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 2'-0" OF CONCENTRATED POINTS OF BEARING, OR JAMES OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL MASONRY BEARING GROUT SHALL BE GROUTED SOLID.
- MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN MINUTES LATER.
- PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0".

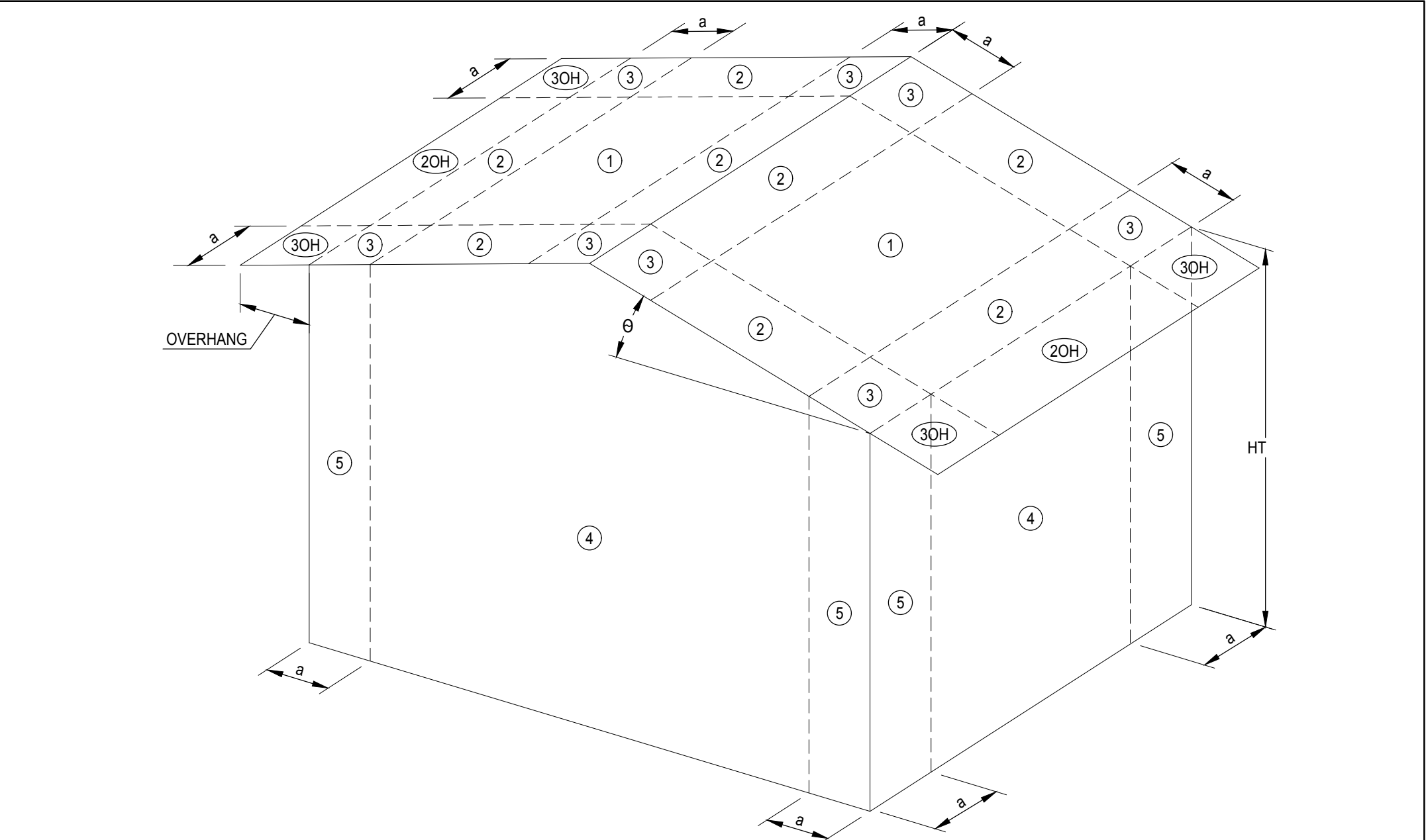
- STRUCTURAL STEEL
- STEEL SHALL BE FABRICATED BY A FABRICATOR HAVING AN AISC QUALITY CERTIFICATION CATEGORY: "STANDARD FOR STEEL BUILDING STRUCTURES (STD)".
 - STRUCTURAL STEEL WORK SHALL CONFORM TO THE "STEEL CONSTRUCTION MANUAL, AISC 360."
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF MEMBERS AND CONNECTIONS FOR ANY PORTION OF THE STRUCTURE NOT INDICATED ON THE PLANS. ALL SPECIAL CONDITIONS AND CONNECTIONS SHALL BE CAREFULLY AND COMPLETELY DETAILED AND SUBMITTED FOR APPROVAL.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND SIZE OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.
 - ANY STEEL SHOWN ON DRAWINGS FOR SUPPORTING OR CONNECTING MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT IS FOR BID PURPOSES ONLY. CONTRACTOR SHALL COORDINATE EXACT SIZE AND LOCATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - UNLESS SHOWN ON STRUCTURAL DRAWINGS, CONTRACTOR SHALL NOT CUT ANY HOLES IN STRUCTURAL STEEL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.
 - ALL STEEL BEAMS SHALL BE FABRICATED AND ERECTED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.
 - THE STEEL FRAME AS DESIGNED IS A NON-Self SUPPORTING STEEL FRAME. CONTRACTOR SHALL COORDINATE THE ERECTION WITH THE INSTALLATION OF OTHER BUILDING ELEMENTS REQUIRED FOR THE STRUCTURES STABILITY. THESE ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO, SLABS, METAL DECK AND MASONRY WALLS.
 - STEEL SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:
 - W-SHAPES: ASTM A992
 - ANGLES, PLATES, ROOF, ETC.: ASTM A36
 - CHANNELS: ASTM A36
 - PIPES: ASTM A53, GRADE B
 - STRUCTURAL TUBING:
 - ROUND - ASTM A500, GRADE B, 42 KSI
 - SQUARE & RECTANGULAR: ASTM A500, GRADE B, 46 KSI
 - ANCHOR RODS: ASTM F1554, GRADE 36
 - SHEAR STUD CONNECTORS: ASTM A108
 - WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY, AWS D1.1, WELDING ELECTRODE MANUAL SHALL BE E70XX.
 - WELDING OF SHEAR STUD CONNECTORS SHALL CONFORM TO AWS D1.1 SECTION 7.
 - ALL WELDED CONNECTIONS SHALL BE DESIGNED TO BE FULLY EQUIVALENT IN STRENGTH TO BOLTED CONNECTIONS FOR THE SAME SIZE BEAM.
 - MINIMUM WELDS, WHERE NOT SHOWN ON DRAWINGS, SHALL BE 3/16 INCH FILLET WELD, ALL AROUND.
 - IN GENERAL, IT IS THE INTENT OF THESE PLANS THAT ALL SHOP CONNECTIONS BE WELDED OR BOLTED AND ALL FIELD CONNECTIONS BE BOLTED EXCEPT WHERE NOTED OTHERWISE.
 - ALL CONNECTIONS SHALL BE MADE WITH 3/4-INCH ASTM A325 BOLTS TIGHTENED TO SNUG-TIGHT CONDITION UNLESS OTHERWISE NOTED.
 - ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR UTILIZING THE REQUIREMENTS IN AISC 360, AND THE CONTRACT DOCUMENTS. THE FABRICATOR SHALL USE ALLOWABLE STRESS DESIGN METHODOLOGY TO COMPLETE ALL CONNECTION DESIGNS INCLUDING THE FOLLOWING GUIDELINES:
 - DETAIL ALL BOLTED CONNECTIONS AS BEARING TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE, EXCEPT THE FOLLOWING CONNECTIONS, WHICH SHALL BE DESIGNED AS SLIP-CRITICAL CONNECTIONS:
 - ALL CONNECTIONS IN DIRECT TENSION.
 - THE WEB SHEAR CONNECTION OF ALL MOMENT CONNECTIONS.
 - ALL BEAM OR GIRDER CONNECTIONS USING OVERSIZED HOLES OR LONG SLOTS.
 - ANY CONNECTION NOTED ON THE CONTRACT DRAWINGS AS SLIP-CRITICAL CONNECTION.
 - NON-COMPOSITE BEAM CONNECTIONS SHALL BE DESIGNED TO DEVELOP 55% OF THE LOAD CAPACITY OF THE MEMBER AS TABULATED IN BEAM TABLE 3-8, PART 1 OF THE AISC "MANUAL OF STEEL CONSTRUCTION", UNLESS THE REACTION IS SHOWN ON THE DRAWINGS.
 - IN NO CASE SHALL THE MINIMUM NUMBER OF ROWS OF BOLTS FOR THE GIVEN BEAM SIZE BE LESS THAN THAT WHICH IS SHOWN IN TABLE 10-1, PART 10, OF THE AISC "MANUAL OF STEEL CONSTRUCTION".
 - ALL STEEL AND CORRESPONDING CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND A153, RESPECTIVELY.
 - ALL STEEL, AND ANCHOR RODS THAT WILL BE GALVANIZED, ENCASED IN CONCRETE SHALL NOT BE PAINTED.
 - PROVIDE 3/8-INCH DIAMETER WEEP HOLES AT BASE OF HSS AND PIPE COLUMNS AND IN BOTTOM OF CAPPED HSS BEAMS.
 - PROVIDE 1/4" MIN CLOSURE PLATES TO ALL HOLLOW STRUCTURAL SECTIONS WITH A 1/4" FILLET WELD ALL AROUND.
 - SET COLUMN BASE PLATES UPON NON-METALLIC, SHRINK RESISTANT GROUT CONFORMING TO ASTM C1107.
 - PROVIDE HARDENED STEEL WASHERS CONFORMING TO ASTM F436 AND HEAVY HEX NUTS ON ANCHOR RODS.
 - STEEL THAT EXTENDS BELOW GRADE SHALL BE ENCASED IN CONCRETE WITH A MINIMUM OF 3-INCHES OF CLEAR COVER.
 - CONNECTIONS FOR BRACING SHALL DEVELOP THE TENSILE CAPACITY OF THE BRACING MEMBER.

- STEEL JOISTS
- ALL STEEL JOISTS, INCLUDING ANCHORAGE AND BRACING, SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE "STANDARD SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR STEEL JOISTS AND JOIST GIRDERS".
 - JOIST SIZES INDICATED ON THE PLANS ARE THE MINIMUMS. JOIST LOADS SHOWN ON THE PLANS ARE SUPERIMPOSED AND DO NOT INCLUDE SELF-WEIGHT.
 - JOIST MANUFACTURER SHALL DESIGN AND SUBMIT CALCULATIONS BY A REGISTERED ENGINEER FOR ALL SPECIALTY JOISTS, EXCEPT PARALLEL CHORD JOISTS WITH UNIFORM LOADS AND CONTINUOUSLY SUPPORTED COMPRESSION CHORDS PER SJI STANDARD LOAD TABLES.
 - ALL JOIST CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/360 AND TOTAL LOAD SHALL BE LIMITED TO SPAN/240.
 - ALL JOISTS SHALL BE CAMBERED FOR THE DESIGN DEAD LOADS.
 - JOIST TOP CHORD AND BOTTOM CHORD EXTENSIONS SHALL BE PROVIDED WHERE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
 - CAMBER OF JOIST ADJACENT TO BEAMS AND WALLS TO WHICH THE METAL DECK IS TO BE ATTACHED SHALL BE SUCH THAT THE METAL DECK CAN BE ATTACHED TO THE WALL OR BEAM WITHOUT DAMAGING THE METAL DECK. COORDINATE JOIST CAMBER WITH BEAM CAMBER.
 - K-SERIES JOISTS SHALL BE WELDED TO SUPPORTING STEEL WITH TWO 1/8 INCH FILLET WELDS 1 INCH LONG, MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
 - LH & DH-SERIES JOISTS SHALL BE WELDED TO SUPPORTING STEEL WITH TWO 1/4 INCH FILLET WELDS 2 INCH LONG, MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
 - JOIST BRIDGING (SPACING, TYPE, SIZE AND INSTALLATION) SHALL BE AS SPECIFIED IN THE SJI SPECIFICATIONS AND SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER. BRIDGING HAS BEEN SHOWN SCHEMATICALLY ON THE PLANS.
 - ENDS OF ALL BRIDGING LINES TERMINATING AT WALLS OR BEAMS SHALL BE ANCHORED TO WALLS PER TYPICAL DETAILS.
 - FIELD DRILLING OR BURNING HOLES IN JOIST MEMBERS IS NOT PERMITTED.
 - MANUFACTURER SHALL ADD ADDITIONAL WEB MEMBERS AS REQUIRED AND ADJUST CHORD AND WEB SIZES ACCORDINGLY.
 - THE JOISTS AND THE ERECTION OF THE JOISTS SHALL CONFORM TO THE REQUIREMENTS OF OSHA.
 - IF POSSIBLE, HANGERS SUPPORTING MECHANICAL EQUIPMENT, ETC. SHALL BE LOCATED AT THE JOIST PANEL POINTS. IF HANGERS ARE LOCATED BETWEEN JOIST PANEL POINTS, PROVIDE JOIST STIFFENERS AS INDICATED IN TYPICAL DETAILS. ALL HANGERS TO BE HUNG OFF BOTTOM CHORD CENTERLINE.
 - PROVIDE HEADERS SIZED FOR THE REACTION OF JOIST BEARING ON THE HEADER PLUS WEIGHT OF WALL BEARING ON HEADER.
 - JOIST MANUFACTURER SHALL ALIGN WEB MEMBERS OF ADJACENT JOISTS WITH THE SAME DEPTH TO PERMIT MECHANICAL, ELECTRICAL, AND PLUMBING ADJUSTMENTS TO PASS THROUGH THE JOIST.

- METAL DECK
- DESIGN, FABRICATION AND INSTALLATION OF STEEL DECK UNITS SHALL CONFORM TO THE STEEL DECK INSTITUTE "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS AND AISI NAS, AISI S210.
 - FLOOR DECK: (WHERE NOTED ON PLAN)
 - 1 INCH DEEP GALVANIZED FORM DECK
 - 26 GAUGE: $\frac{b_h}{S_{\text{panel}}} = 0.040 \text{ IN}^4$
 $\frac{b_v}{S_{\text{panel}}} = 0.067 \text{ IN}^4$
 $\frac{b_v}{S_{\text{panel}}} = 0.071 \text{ IN}^4$
 - STEEL DECKING SHALL NOT BE ATTACHED TO SUPPORTING STRUCTURAL FRAMING AS INDICATED IN TYPICAL DECK ATTACHMENT DETAIL, ATTACHMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE MORE STRINGENT REQUIREMENTS FROM BOTH SJI OR THE DECK MANUFACTURER'S SPECIFICATIONS.
 - STEEL DECK SHALL BE CONTINUOUS OVER THREE SPANS. USE HEAVIER GAGE DECK WHEN DECK IS NOT CONTINUOUS OVER THREE SPANS TO PROVIDE SIMILAR ALLOWABLE LOAD CAPACITIES.
 - DUE ALLOWANCE SHALL BE MADE FOR DEFLECTION OF UNSHORED SLABS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR EXTRA CONCRETE USED TO FINISH SURFACES TO REQUIRED ELEVATIONS.
 - DECK REINFORCEMENT SHALL BE PROVIDED AT OPENINGS IN THE METAL DECK. SEE TYPICAL DECK REINFORCEMENT DETAIL.
 - CONTRACTOR SHALL PROVIDE STANDARD POUR-STOPS AND CLOSURES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 - PROVIDE ANGULAR SUPPORTS FOR METAL DECK AT COLUMNS PER TYPICAL DETAILS.

- PRE-ENGINEERED METAL BUILDING DESIGNS
- PRE-ENGINEERED METAL BUILDING MANUFACTURER SHALL BE AN AISC ACCREDITED MANUFACTURER AND MEETING THE REQUIREMENTS OF AISC ACCREDITATION CRITERIA AC472.
 - PRE-ENGINEERED BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE ENTIRE DESIGN OF THE STEEL SUPERSTRUCTURE INCLUDING, BUT NOT LIMITED TO, PRIMARY AND SECONDARY STRUCTURAL MEMBERS, METAL ROOF AND WALL PANELS, LATERAL BRACING SYSTEM, AND APPLICABLE ACCESSORIES.
 - THE ENTIRE METAL BUILDING SYSTEM, INCLUDING APPLICABLE ACCESSORIES, AND METAL ROOF AND WALL PANELS, SHALL BE DESIGNED TO SUPPORT SELF-WEIGHT PLUS SUPERIMPOSED LOADS, THERMALLY INDUCED MOVEMENTS, AND EXPOSURE TO WEATHER WITHOUT FAILURE OR INFILTRATION OF WATER INTO THE STRUCTURE. THE LOADING SHALL BE APPLIED TO THE STRUCTURE PRODUCING THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, WIND PRESSURES FOR ENCLOSED, AND PARTIALLY ENCLOSED BUILDING AREAS PER THE GOVERNING BUILDING CODE SHALL BE CONSIDERED. SUPERIMPOSED LOADS INCLUDE, BUT ARE NOT LIMITED TO, DEAD, LIVE, WIND, OR SEISMIC LOADING.
 - CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW PRIOR TO MANUFACTURING. CALCULATIONS AND SHOP DRAWINGS SHALL BE SEALED BY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF THE PROJECT. SHOP DRAWINGS SHALL SHOW ALL INFORMATION INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, MEMBER SIZES AND PROPERTIES, FRAMING PLANS, SECTIONS AND ALL PERTINENT DETAILS.
 - SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER/ARCHITECT.
 - STEEL PURIN TYPE, SIZE AND SPACING SHALL BE THE OPTION OF THE PRE-ENGINEERED METAL BUILDING MANUFACTURER WITH APPROVAL FROM THE ARCHITECT.
 - PRE-ENGINEERED BUILDING MANUFACTURER SHALL DESIGN AND SUPPLY ALL REQUIRED SUB-FRAMING FOR OPENINGS, INCLUDING FRAMING TO SUPPORT THE WEIGHT OF MECHANICAL EQUIPMENT.
 - PRE-ENGINEERED MANUFACTURER SHALL DESIGN STRUCTURE TO MEET OR EXCEED VERTICAL AND HORIZONTAL CLEAR DIMENSIONS AS INDICATED ON ARCHITECTURAL/STRUCTURAL PLANS.

- POST-INSTALLED FASTENERS
- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
 - INSTALL BOLTS AND FASTENERS TO MISS REINFORCING.
 - PRIOR TO DRILLING FOR THE ANCHOR CONCRETE REINFORCING STEEL SHALL BE LOCATED WITH A MAGNETIC BAR LOCATOR.
 - FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND AS GIVEN BELOW. NOTIFY THE ENGINEER IF CONFLICTS EXIST BETWEEN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND THE BELOW REQUIREMENTS.
 - FASTENERS SHALL BE INSTALLED AT NOT LESS THAN THE MANUFACTURER'S MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE, UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER OR RECORD.
 - DRILL HOLES USING ROTARY PERCUSSION DRILL WITH A DEPTH GAGE, DO NOT DRILL THROUGH FULL THICKNESS OF CONCRETE. CLEAN HOLES BY VIGOROUSLY BRUSHING AND THEN BLOW OUT LOOSE MATERIAL USING OIL-FREE COMPRESSED AIR. THE BRUSH SHALL HAVE THE STIFF NON-METALLIC BRISTLES OF TYPE AND DIAMETER RECOMMENDED BY THE ADHESIVE MANUFACTURER. IF CONCRETE IS DAMP BLOW DRY HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH WATER ONLY IF RECOMMENDED BY MANUFACTURER. ADHESIVE ANCHORS MAY NOT BE SET IF WATER IS SEEPING INTO HOLE; NOTIFY THE ENGINEER.
 - FOR EXPANSION ANCHORS: DRILL HOLE TO NOMINAL DIAMETER OF ANCHOR. IF METRIC ANCHORS ARE USED, METRIC BITS MUST BE USED. INSTALL ANCHOR AND TIGHTEN TO RECOMMENDED TORQUE.
 - EXPANSION BOLTS IN CONCRETE SHALL BE "KWK BOLT 3" BY HLTI, "WEDGE-ALL" BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - ADHESIVE DOVELLS AND ANCHORS IN CONCRETE OR SOLIDLY GROUTED CMU SHALL BE OF THE TYPE SHOWN AND INSTALLED USING "HIT HY-200" BY HLTI, "SET" BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - ADHESIVE ANCHOR IN HOLLOW MASONRY SHALL HAVE A SCREEN TO RETAIN CARTRIDGE INJECTED ADHESIVE "HIT HY-270 SYSTEM" BY HLTI, "SET" W/SCREEN TUBE BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE FOR THE ANCHOR SYSTEM TO BE USED. THIS LITERATURE SHALL INCLUDE ANCHOR MATERIAL, STRENGTH DATA, EMBEDMENT LENGTH, DRILL BIT SIZE AND THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. FOR ADHESIVE ANCHORS INCLUDE ADHESIVE CHEMISTRY.



SCHEMATIC ELEVATION													
WIND PRESSURE (ASCE 7-10) FOR COMPONENTS & CLADDING													
EFFECTIVE AREA OF OPENING, A (S.F.)	ZONE 1			ZONE 2			ZONE 3			ZONE 4		ZONE 5	
	PRESSURE (PSF)	SUCTION (PSF)	OVERHANG (PSF)	PRESSURE (PSF)	SUCTION (PSF)	OVERHANG (PSF)	PRESSURE (PSF)	SUCTION (PSF)	OVERHANG (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)
A ≤ 10	16.00	-17.50	16.00	-28.83	-36.67	16.00	-28.83	-55.66	18.78	-20.45	18.78	-24.57	
10 < A ≤ 20	16.00	-16.84	16.00	-25.51	-36.67	16.00	-25.51	-47.70	17.61	-19.28	17.61	-22.22	
20 < A ≤ 50	16.00	-16.34	16.00	-23.00	-36.67	16.00	-23.00	-41.68	16.73	-19.39	16.73	-20.45	
50 < A ≤ 100	16.00	-16.34	16.00	-23.00	-36.67	16.00	-23.00	-41.68	16.00	-17.51	16.00	-18.68	



2
S0.2



4
S0.2

TYPICAL NOSING DETAIL

TYPICAL TRENCH DRAIN DETAIL

TYPICAL GRATING DETAIL

TYPICAL THRESHHOLD DETAIL

TYPICAL STEPPED FOOTING DETAIL 9
SCALE: NTS

STEEL W-SHAPE OR HSS COLUMN

CONSTRUCTION OR CONTROL JOINT

SEE CHART BELOW FOR MAX SPACING

CONTROL JOINT OR CONSTRUCTION JT

1/4" ISOLATION JT MATERIAL

CONC COL OR PIER

WALL

SEE CHART BELOW FOR MAX SPACING

6" MIN. TYP TO PIER OR COL

1/4" ISOLATION JT MATERIAL

CONC COL OR PIER

5" MIN. TYP

ST ROUND OR DIAMOND AFTER SLAB HAS BEEN CAST

PIER BELOW IF OCCURS

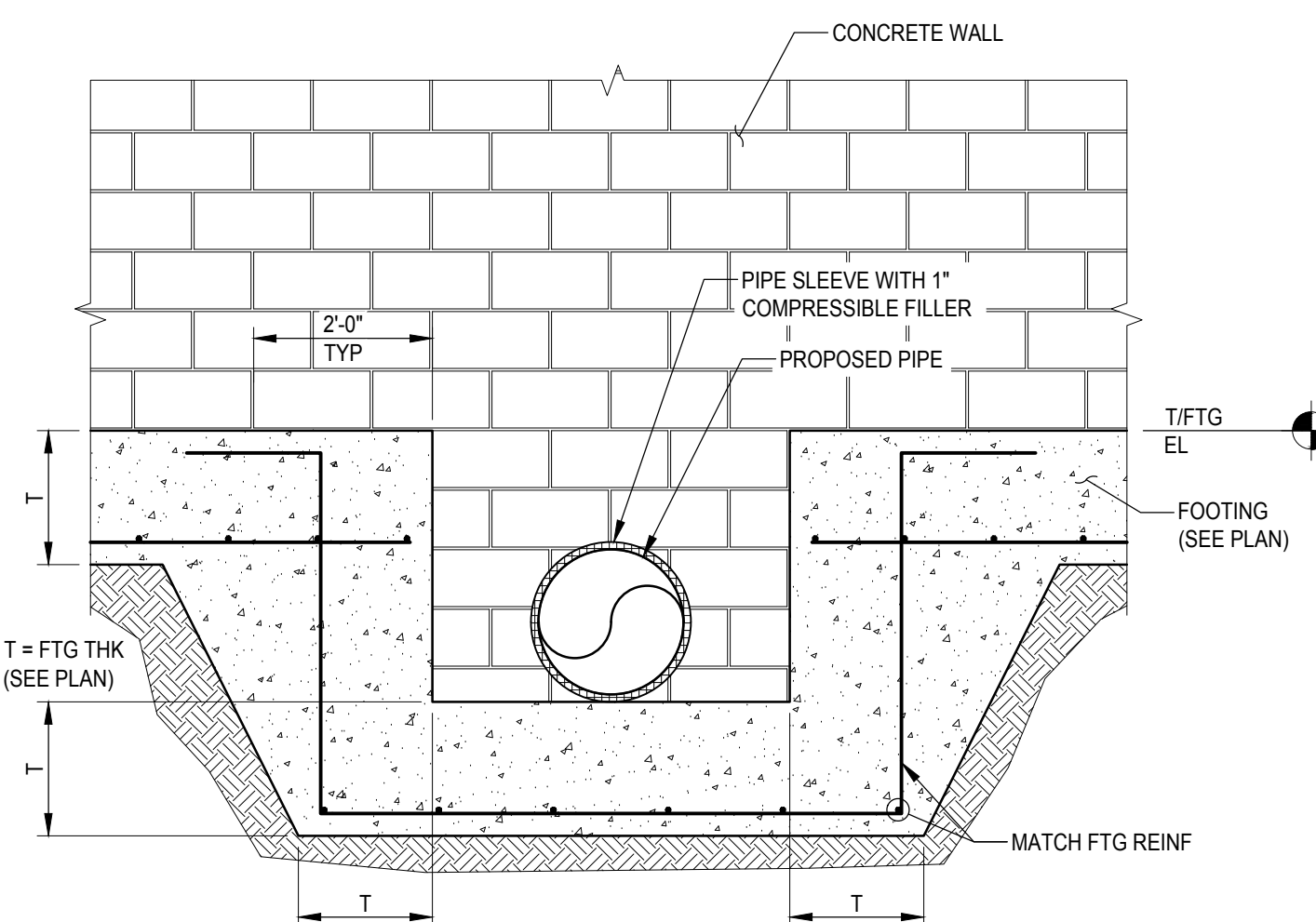
SLAB THICKNESS	MAX JOINT SPACING
4"	10'
5"	13'
6"	15'
7"	18'
8"	20'

NOTE:
MAXIMUM LENGTH/WIDTH RATIO FOR JOINTS 1:1/2

S0.2



SCALE: NTS



13
S0.2

SCALE: NTS

ADJ.	ADDITIONAL
ADJ.	ADJACENT
ALSS	ARCH EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE
	AND
APPROX	APPROXIMATELY
ARCH	ARCHITECT
@	AT OF SPACING
B/	BOTTOM OF
BL	BUILDING LINE
BLDG	BUILDING
BLOCK	BLOCKING
BM	BEAM
BRDG	BRIDGING
BRG	BEARING
BTWN	BETWEEN
BTM	BOTTOM
CANT	CANTILEVER
CL	CENTERLINE
CLR	CLEAR
CTR	CENTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL/CONSTRUCTION JOINT
CONC	CONCRETE
CONC	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CURT	CUBIC FEET
CUB	CUBIC YARDS

GA	GAGE
GAL	GALLON
GAU	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLUE LINE/ADHESIVE BEAM
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HT	HIT
HVY	HEAVY
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
K	KIPS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE
LB	POUNDS
LBS	LINEAL FEET
LG	LONG
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LCC	LONGITUDINAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LT	LONG LIGHT WEIGHT
LT WT	

QL	SEISMIC LOAD
QTY	QUANTITY
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SMT	SHEET
SP	SIMILAR
SOG	SLAB-ON-GRADE
SQA	SPACING
SPEC(S)	SPECIFICATION(S)
SPR	SPRINKLE PIR
SQ	SQUARE
STD	STAINLESS STEEL
ST	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL
STRUCT	SUPPORT
SUP	SUPPLY
SYM	SYMMETRICAL
SYP	SOUTHERN YELLOW PINE
T	TOP
T1	TOP TOP
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE STEEL
THD	THREAD
THK	THICK
THRU	THROUGH
TOL	TOLERANCE
TRANS	TRANSVERSE
TRYP	TYPICAL
UN/ OR UNO	UNLESS NOTED (OTHERWISE)
VERT	VERTICAL
VERF	VERIFY IN FIELD
W	WITH
WO	WITHOUT
WD	WOOD
WP	WORKPOINT
WT	WEIGHT
WWF	WELODED WIRE FABRIC

[illegible]

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1129.56

TYPICAL DETAILS

S0.2

Design
Collective

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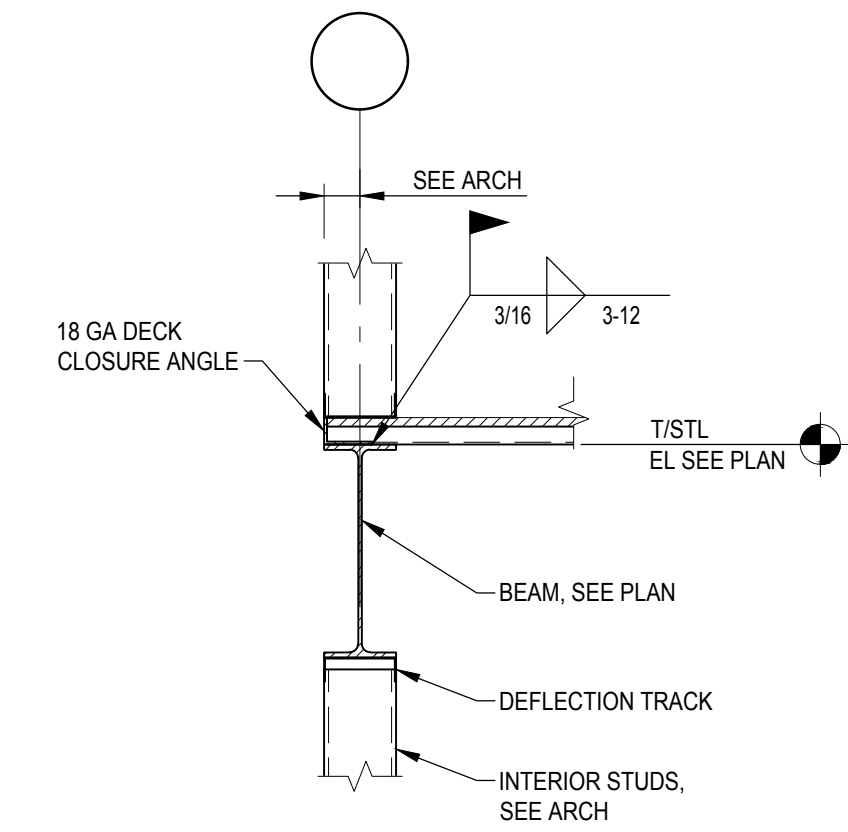
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A62623-0003

PROJECT STATUS
Construction Set

Grove City Maintenance Building

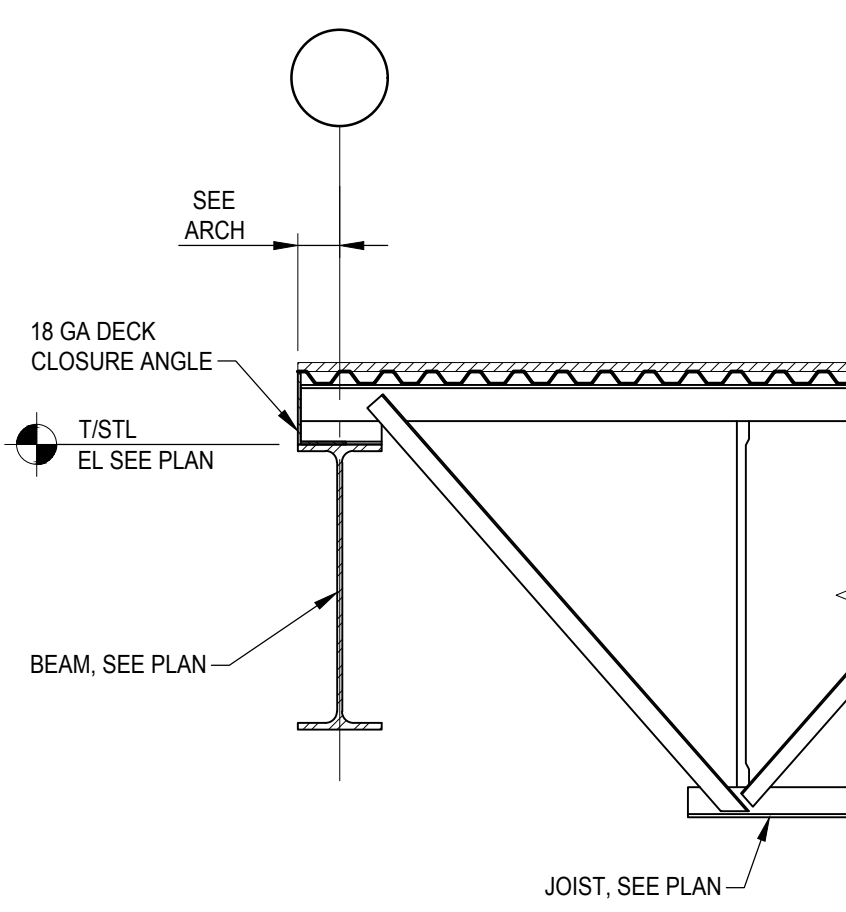
3262 Ventura Blvd, Grove City, OH 43123



TYPICAL EDGE DETAIL
PARALLEL TO JOISTS

SCALE: NTS

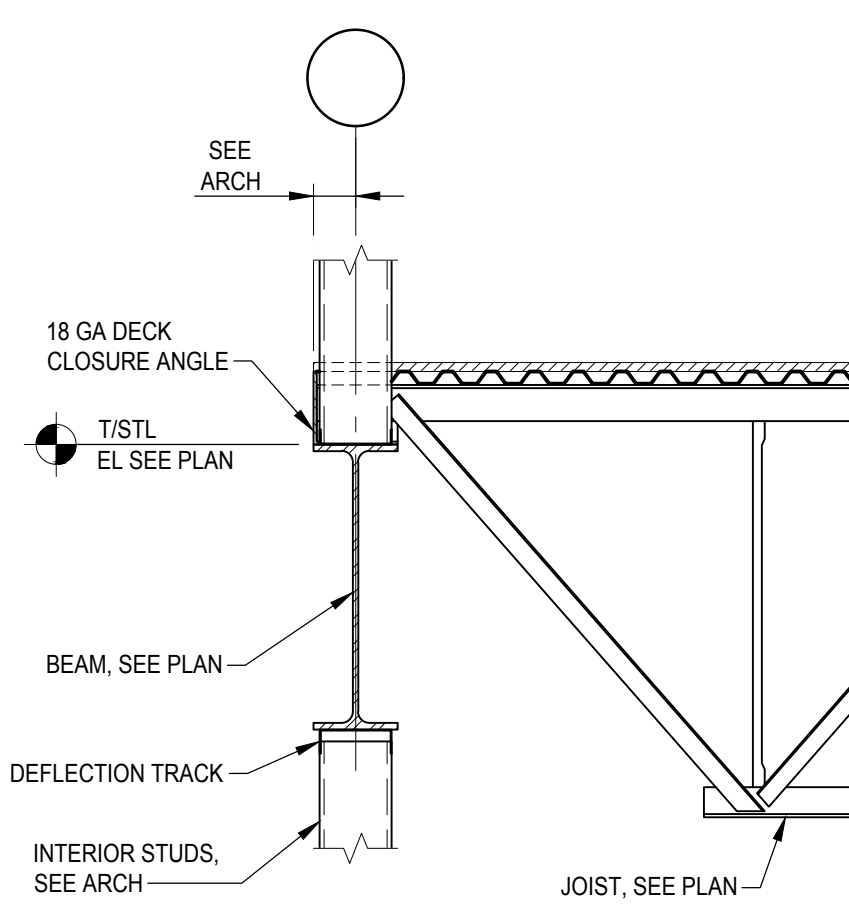
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S0.3



TYPICAL EDGE DETAIL
AT EXTERIOR WALL

SCALE: NTS

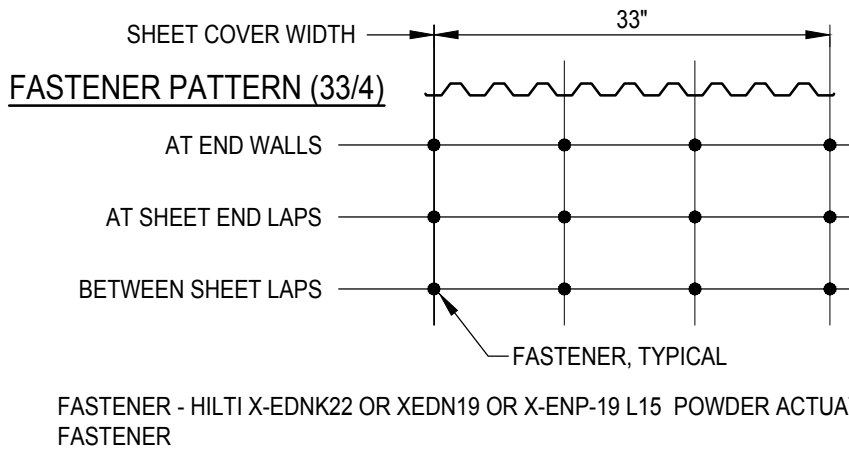
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TYPICAL EDGE DETAIL
AT INTERIOR

SCALE: NTS

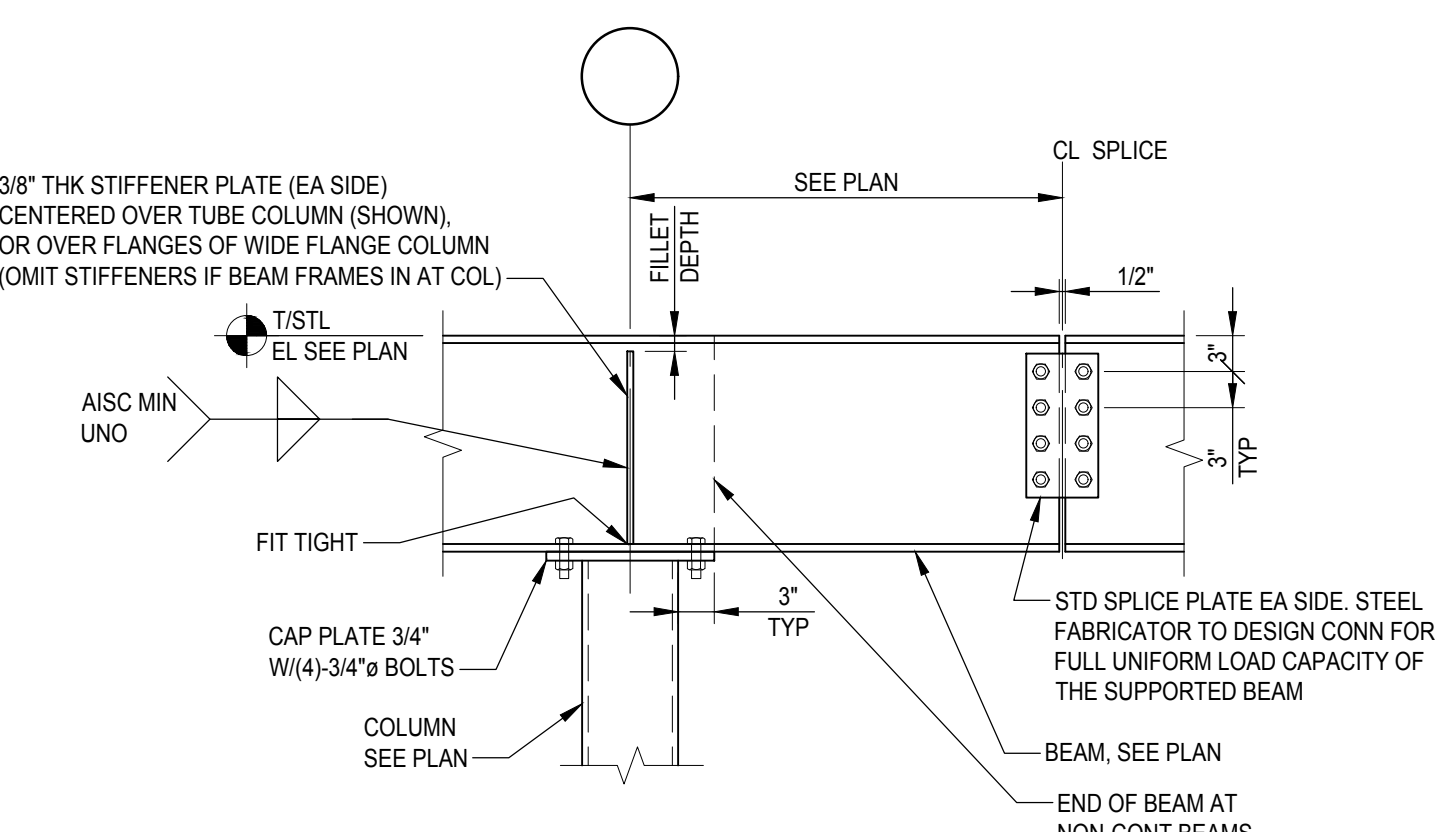
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TYPICAL METAL FORM
DECK CONNECTION DETAIL

SCALE: NTS

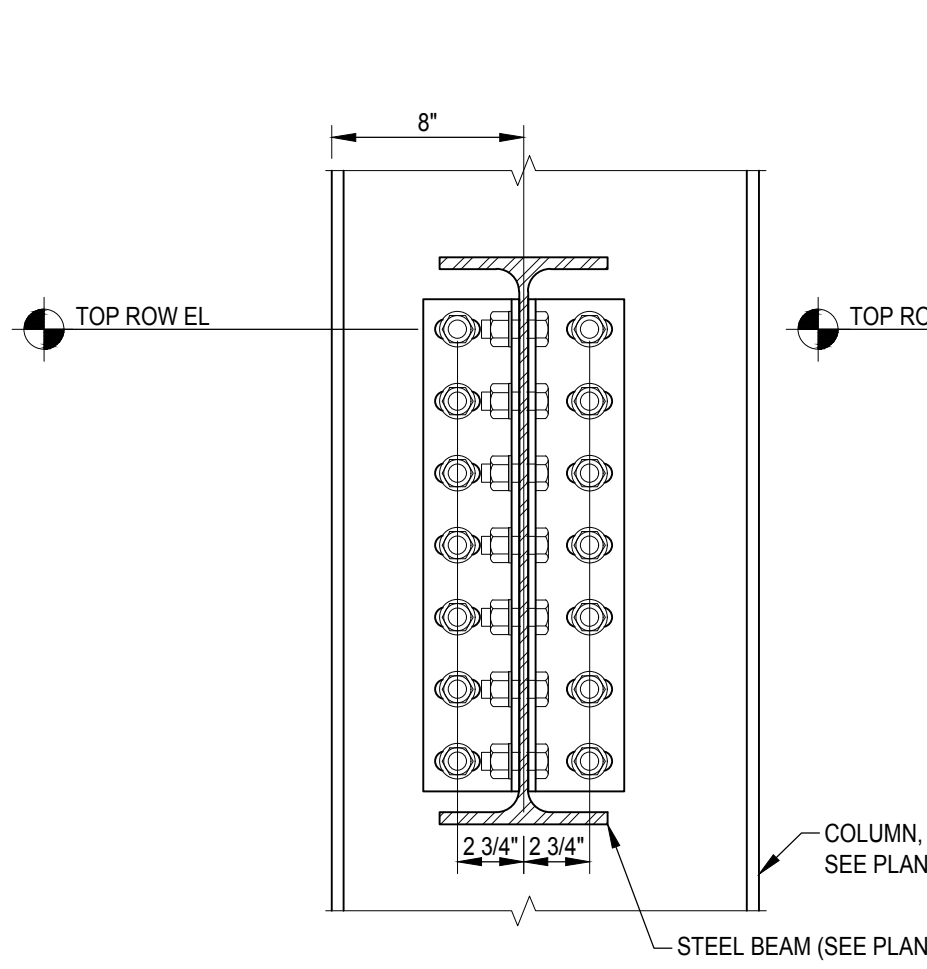
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S0.3



TYPICAL CANTILEVERED
BEAM SPLICE

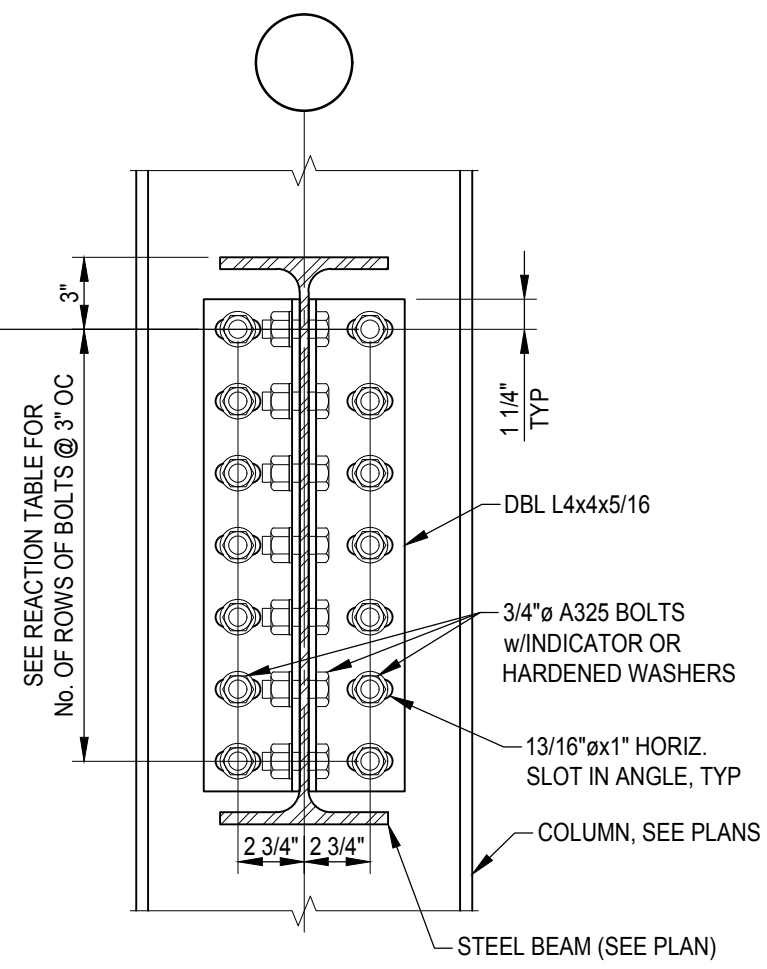
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5
S0.3



BEAM TO COLUMN WEB
(AT EXTERIOR COLUMNS)

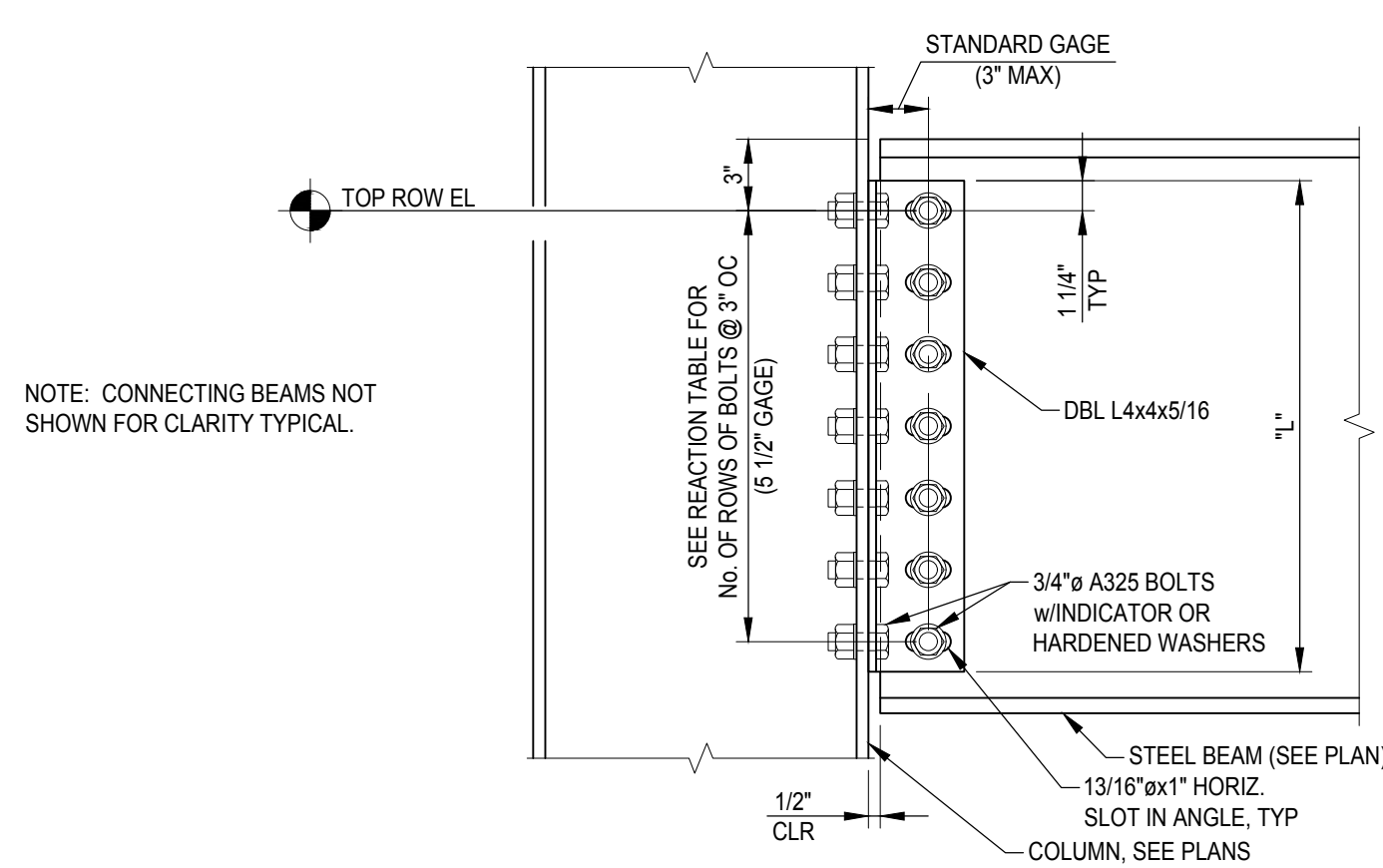
SCALE: NTS



BEAM TO COLUMN WEB
(AT INTERIOR COLUMNS)

SCALE: NTS

6
S0.3



TYPICAL SHEAR CONNECTION
DETAIL AT PEMB COLUMNS

SCALE: NTS

6
S0.3

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PROJECT STATUS
Construction Set

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date

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TYPICAL
DETAILS
S0.3

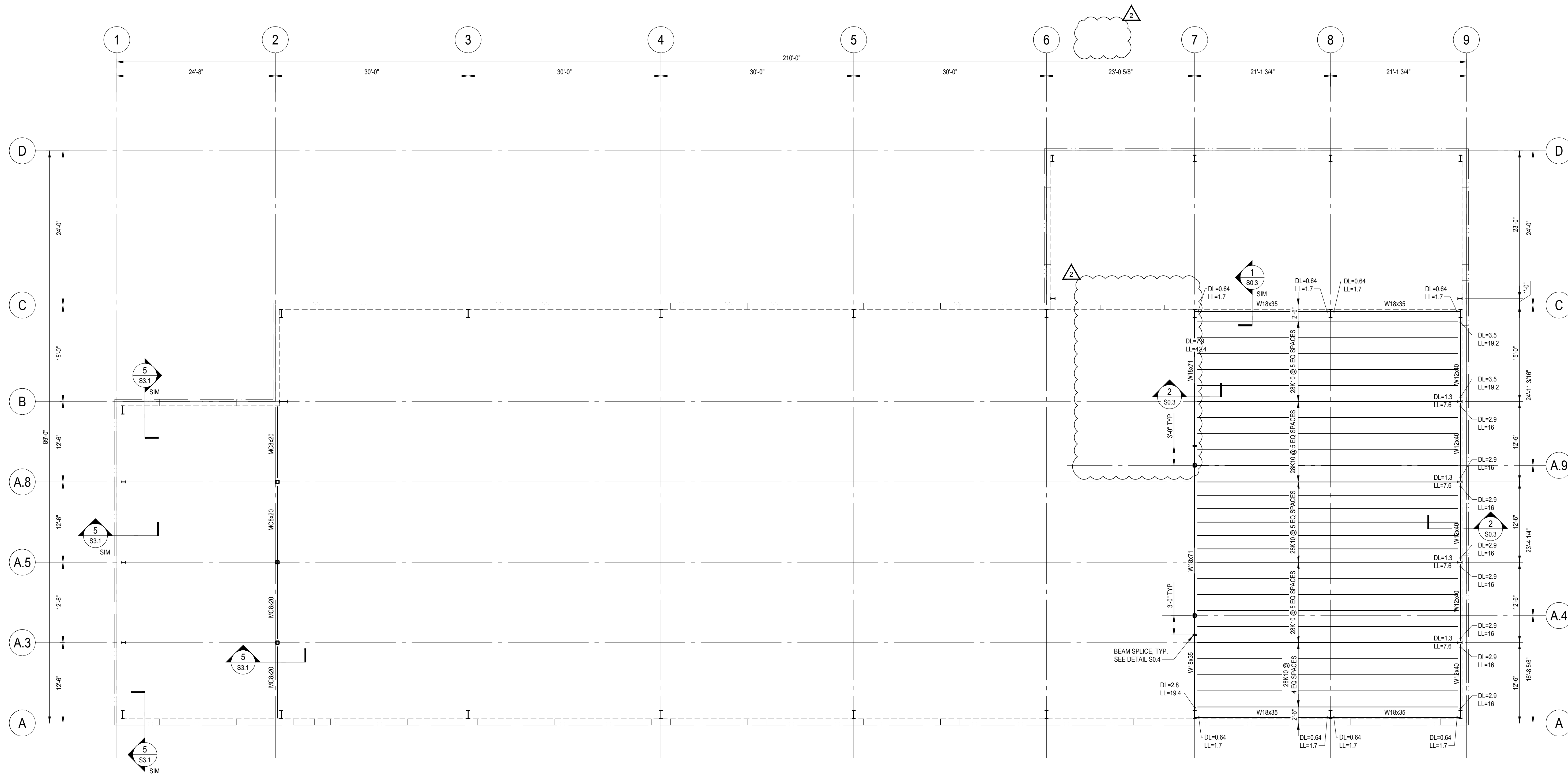
Grove City Maintenance Building
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FOUNDATION PLAN

S1.1



D. PROVIDE REINFORCING AT EACH TRENCH DRAIN PER TYPICAL
DETAIL ON SHEET S0.3



MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

1
S2.1

MEZZANINE FRAMING NOTES:

- SEE S0.1 FOR GENERAL NOTES.
- SEE SHEET S0.2 - S0.3 FOR TYPICAL DETAILS.
- FLOOR CONSTRUCTION: 3/4" PLYWOOD ON 1" x 26 GAGE GALVANIZED METAL FORM DECK.
- TOP OF FLOOR ELEVATION = 112'-11" UNLESS NOTED OTHERWISE ON PLAN.
- TOP OF STEEL/JOIST BEARING ELEVATION = 112'-9 1/4" UNLESS NOTED THUS []
- JOIST BRIDGING IS SHOWN FOR SCHEMATIC PURPOSES ONLY. THE JOIST MANUFACTURER SHALL DETERMINE THE ROWS OF BRIDGING REQUIRED PER SJI.
- SEE DETAIL S0.3 FOR TYPICAL SHEAR CONNECTION TO PEMB COLUMNS. UNFACTORED BEAM REACTIONS ARE INDICATED ON PLAN AS SUCH: DL = XX, LL = XX. ALL LOADS ARE IN KIPS. COORDINATE WITH PEMB SUPPLIER FOR DETAILS AT X-BRACE LOCATIONS.
- DESIGN LIVE LOAD: 125 PSF



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Grove City Maintenance Building
3202 Ventura Blvd, Grove City, OH 43123

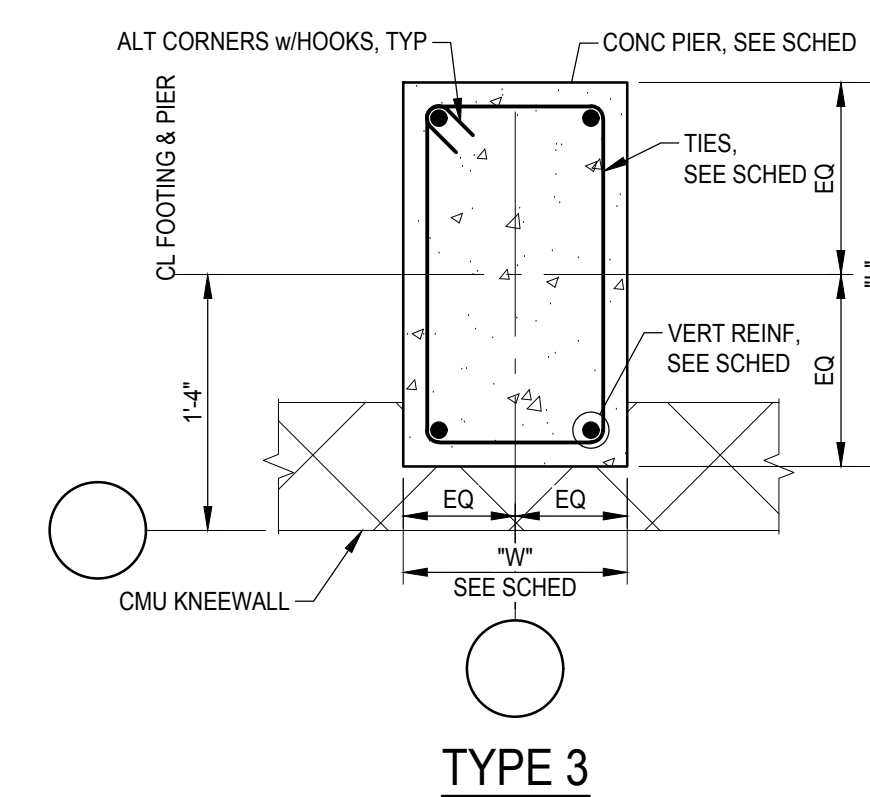
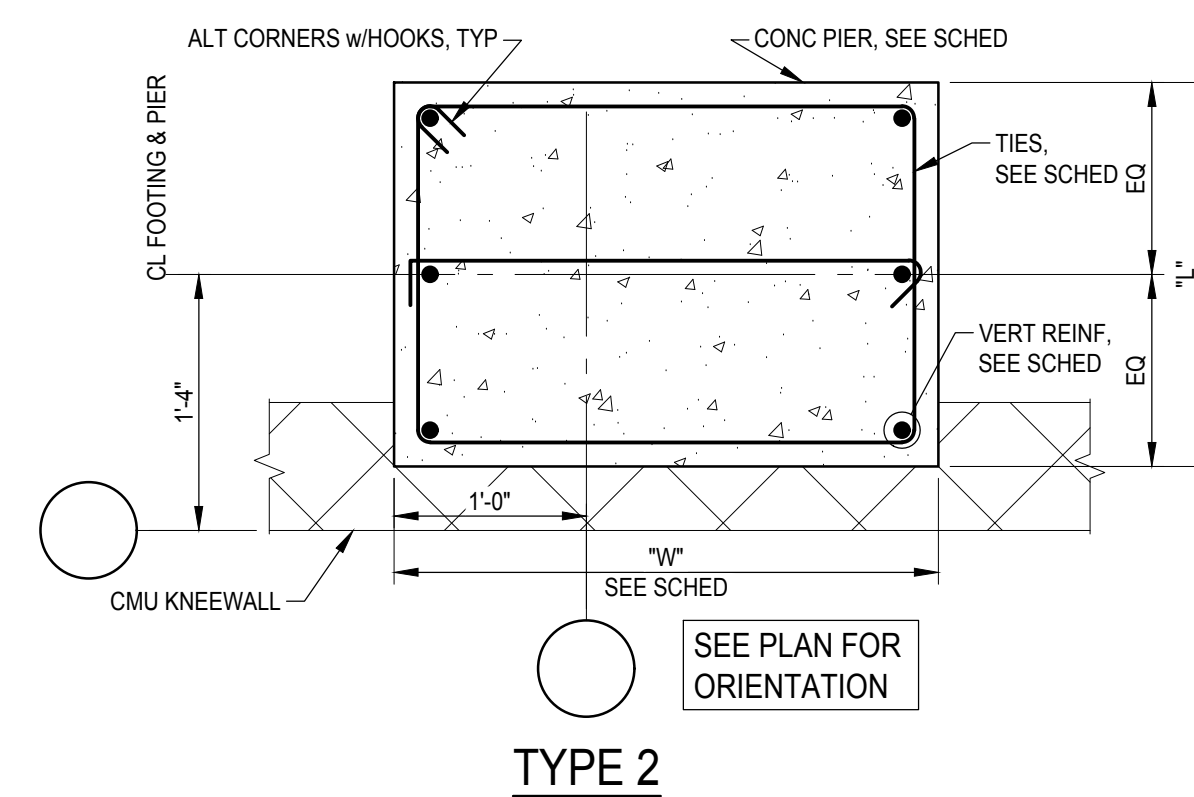
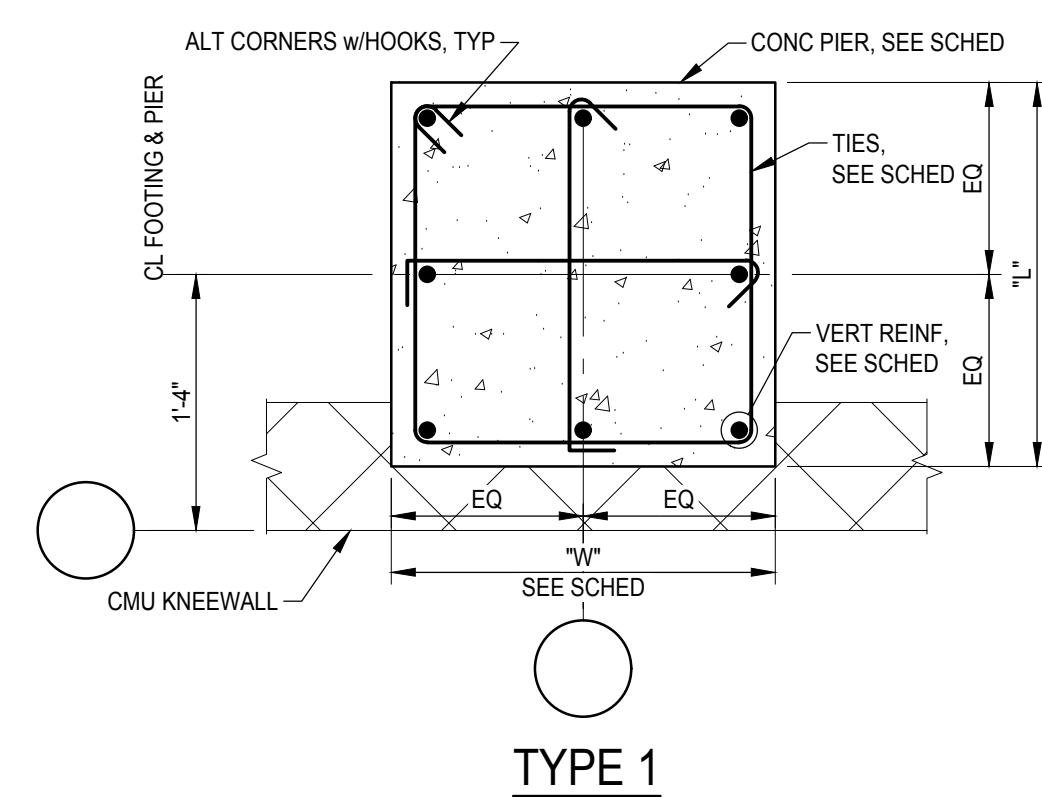
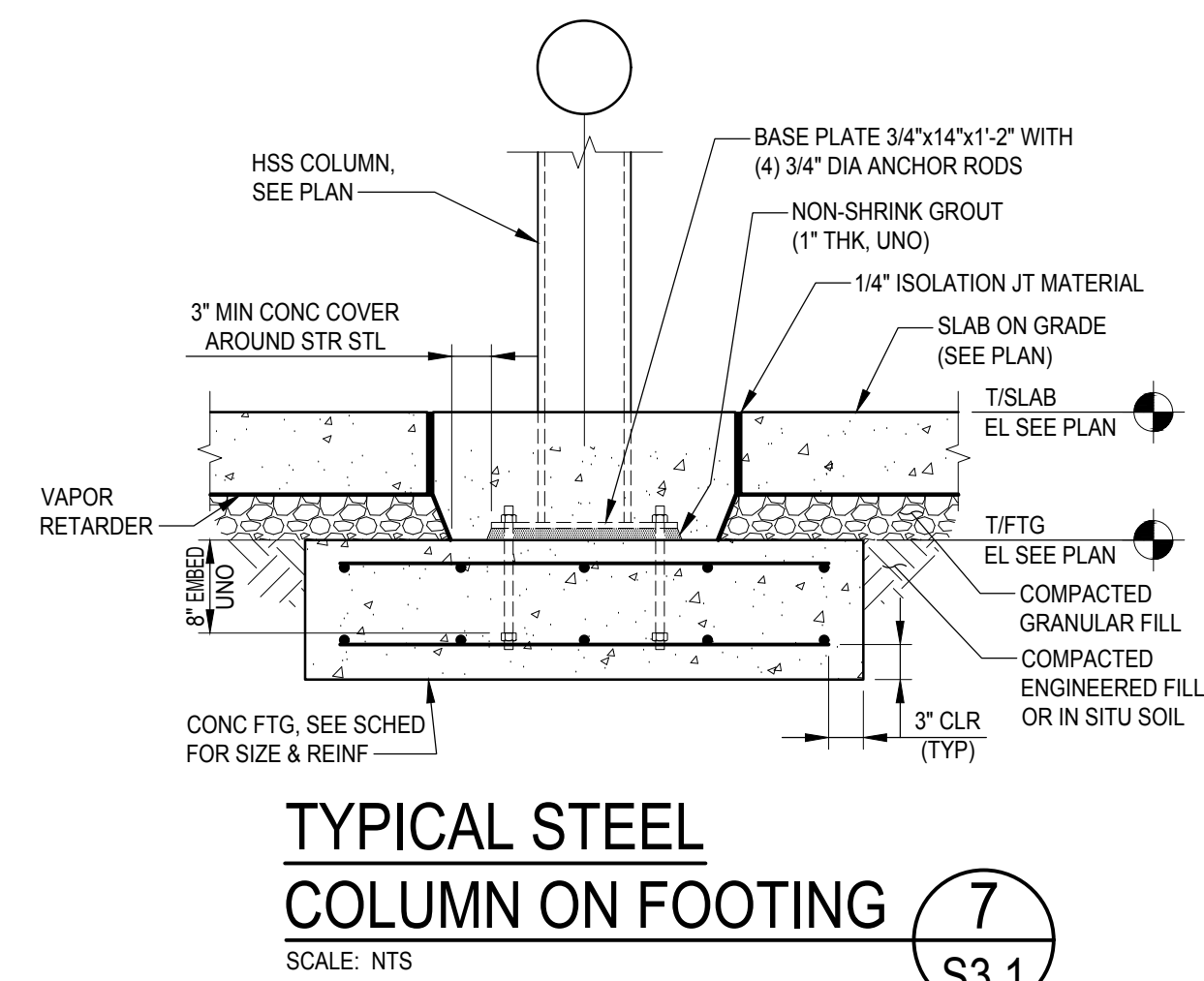
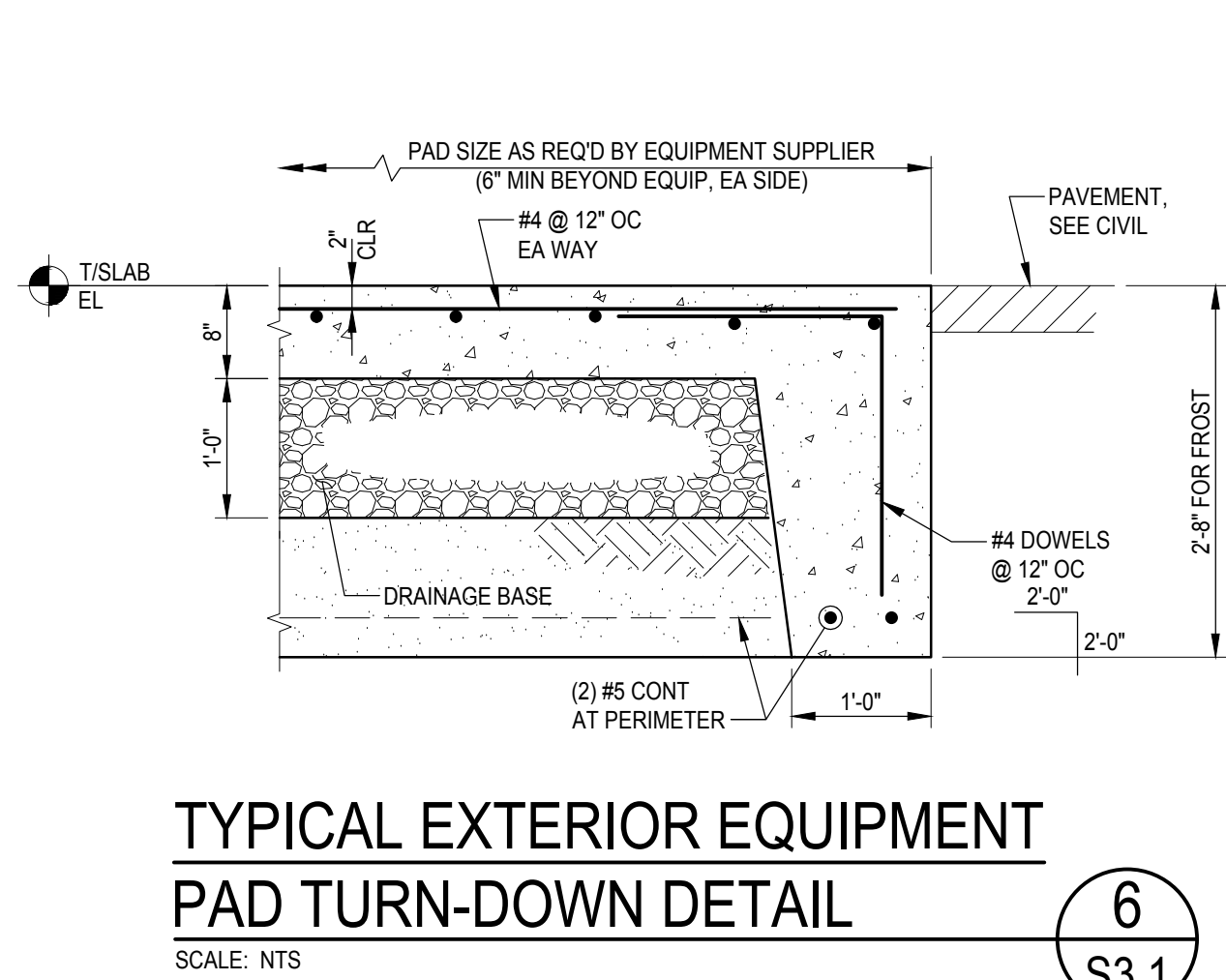
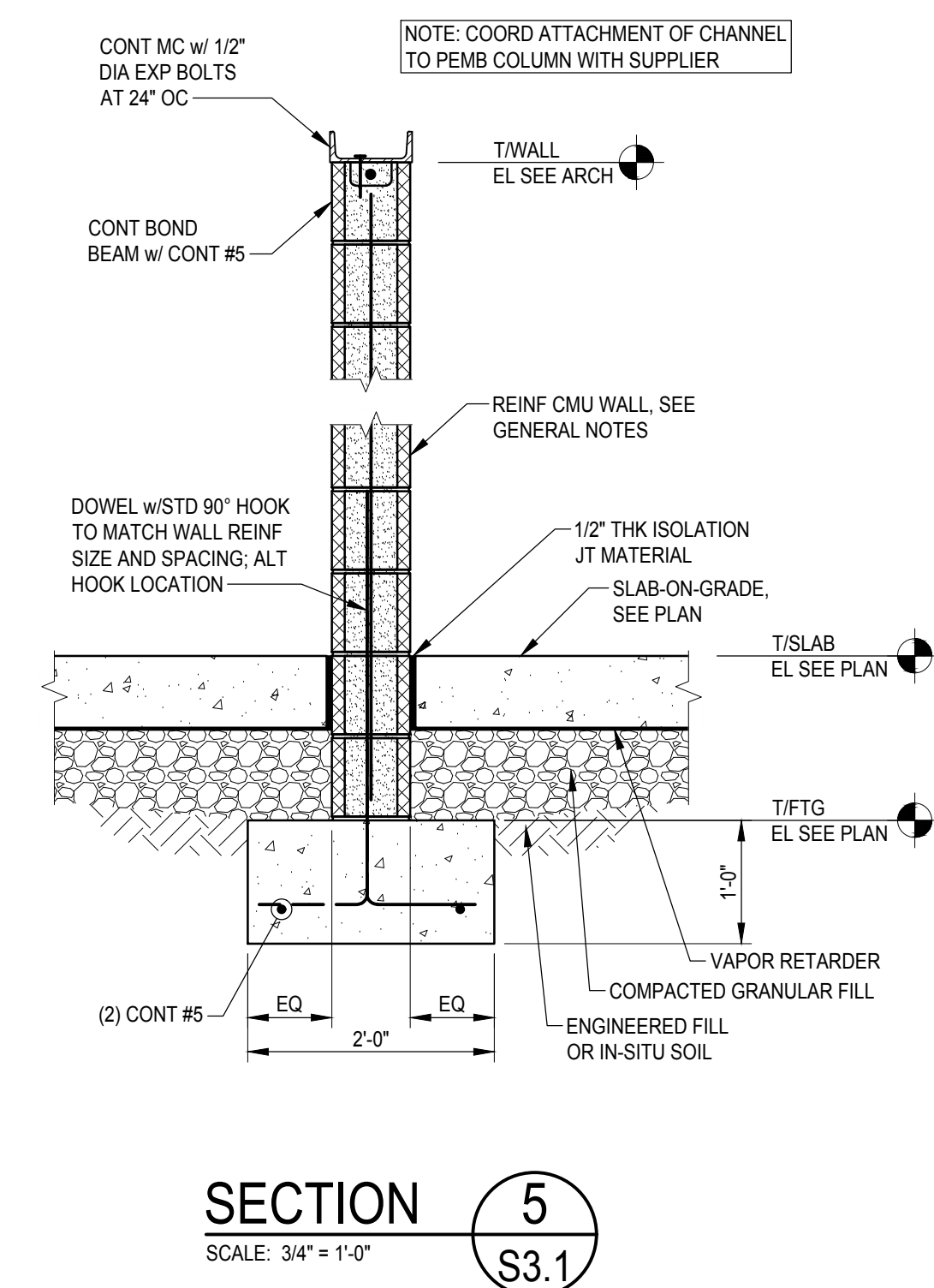
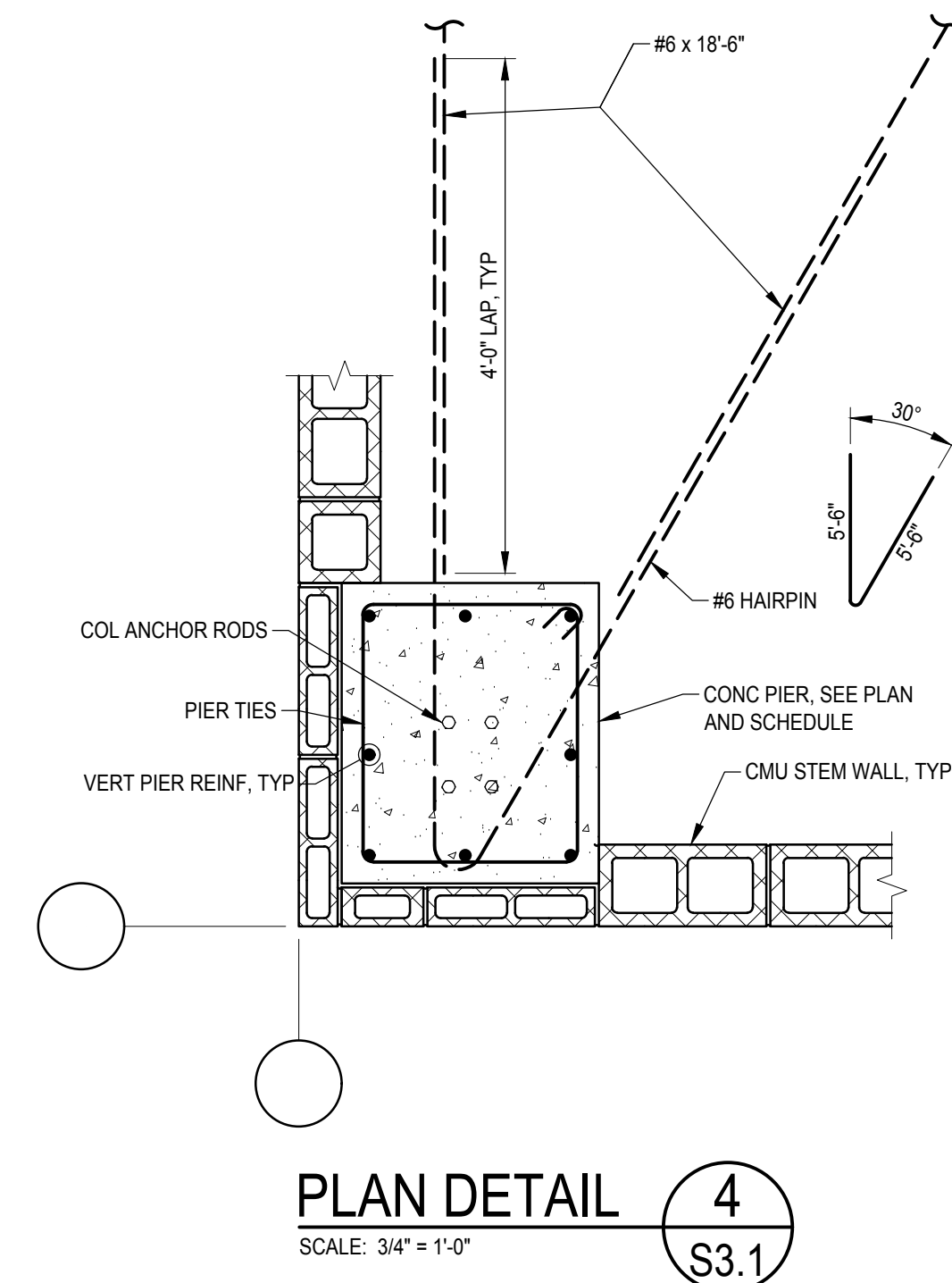
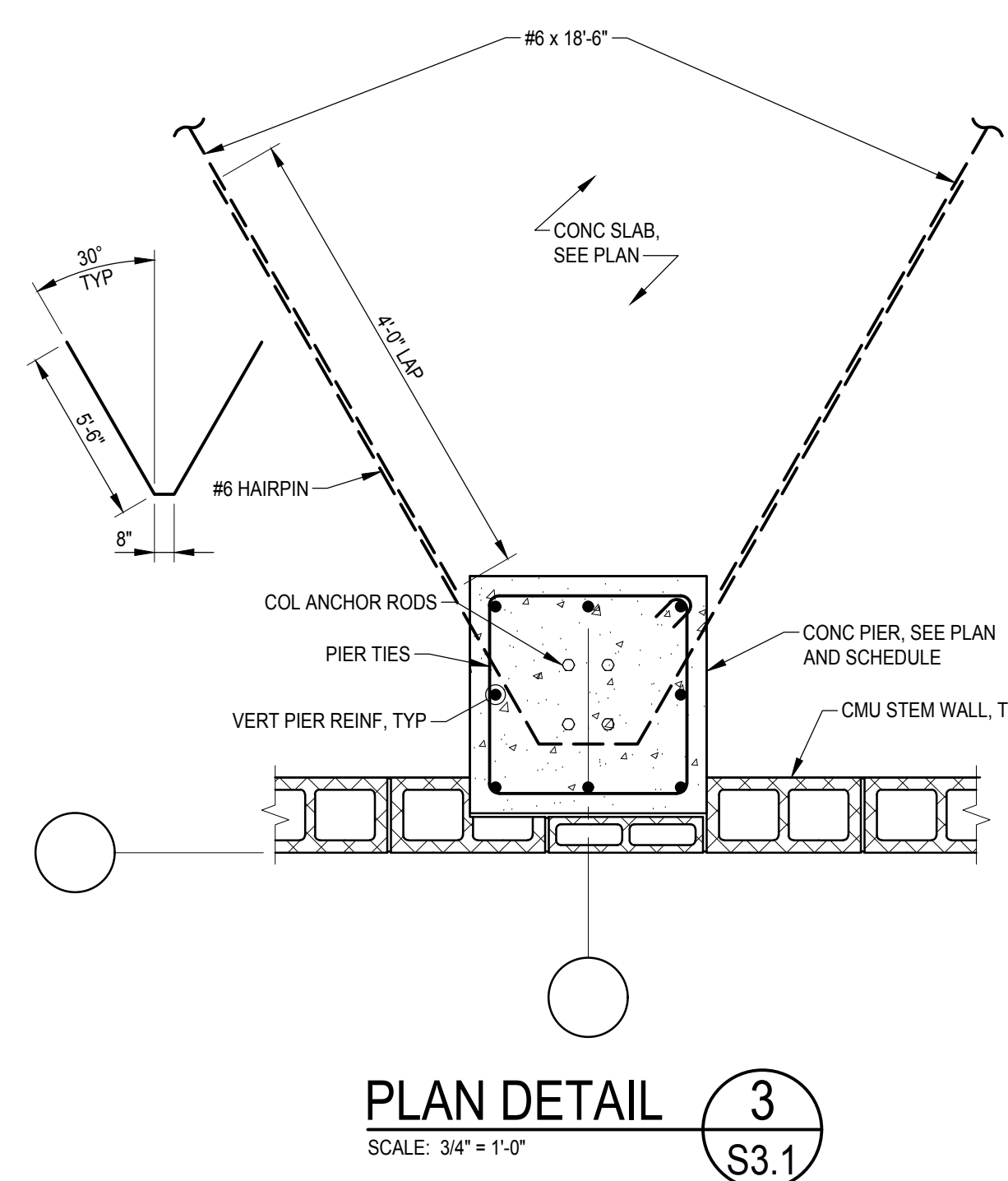
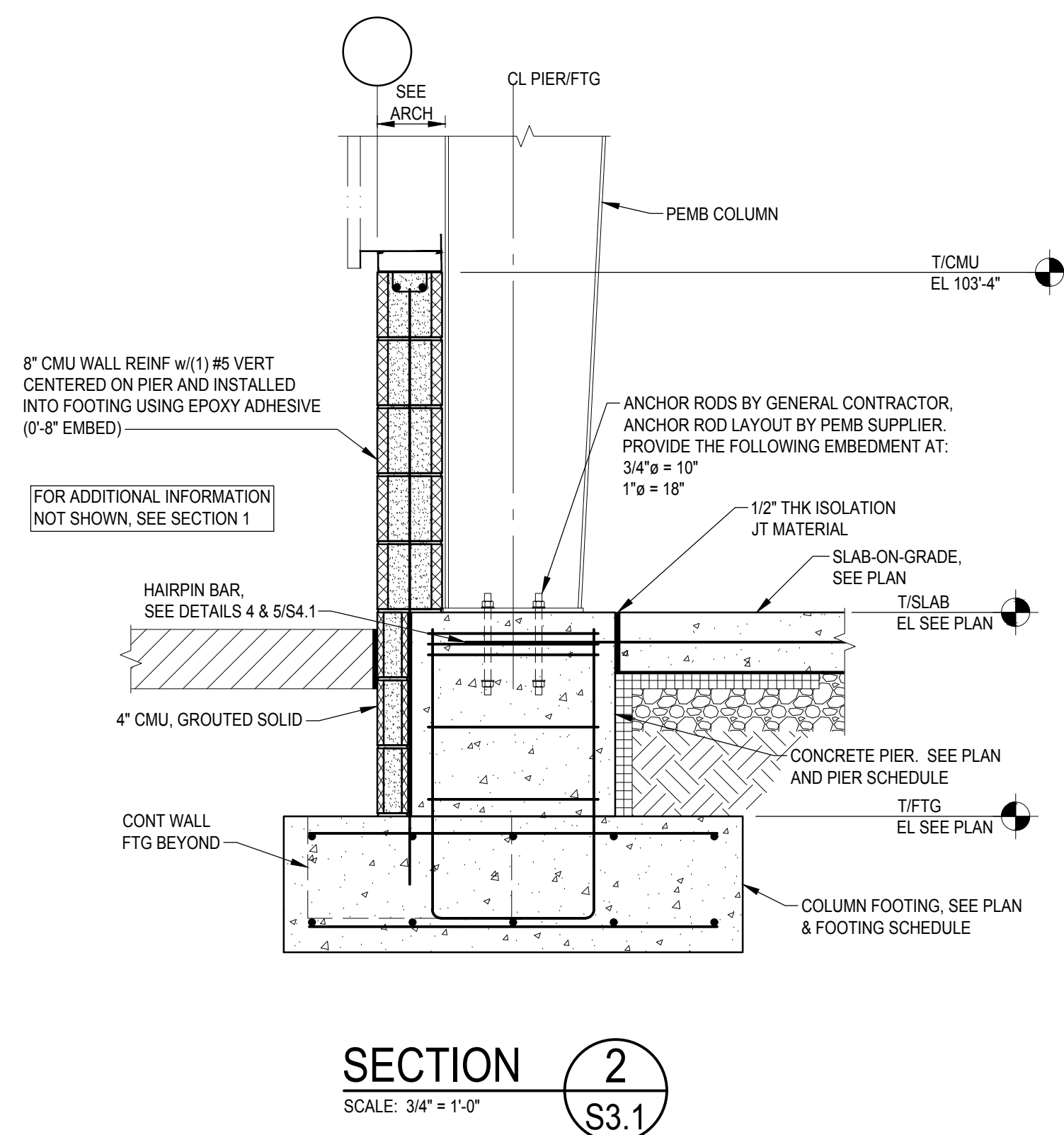
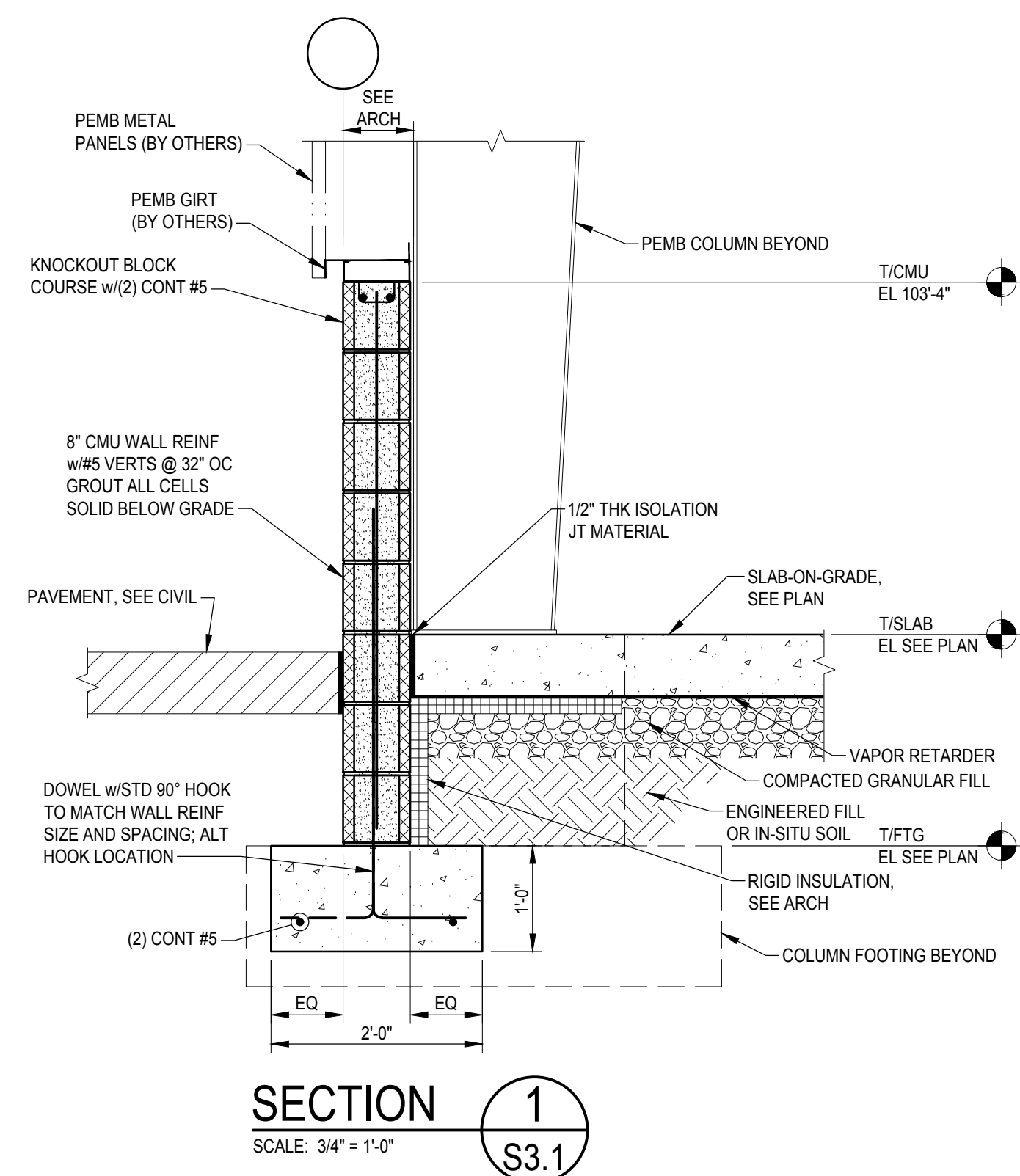
#	Description	Date
1	Revision #1	11/10/2023
2	Revision #2	12/12/2023

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1129.56

MEZZANINE
PLAN

S2.1



ISOLATED FOOTING SCHEDULE					
MARK	DIMENSIONS			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	THICKNESS		
F1	4'-6"	4'-6"	1'-0"	(4) #5 EA WAY BOT	
F2	5'-6"	5'-6"	1'-2"	(8) #6 EA WAY TOP & BOT	
F3	6'-6"	6'-6"	1'-4"	(8) #6 EA WAY TOP & BOT	
F4	7'-6"	6'-6"	1'-6"	(7) #6 EA WAY TOP & BOT	
F5	8'-0"	8'-0"	1'-6"	(8) #6 EA WAY TOP & BOT	
F6	7'-0"	14'-0"	1'-10"	(12) #7 SHORT, (8) #7 LONG TOP & BOT	
F7	10'-0"	10'-0"	2'-0"	(10) #7 EA WAY TOP & BOT	
F8	11'-6"	11'-6"	2'-4"	(12) #7 SHORT, (8) #7 WAY TOP & BOT	

NOTE: NOT ALL FOOTINGS IN SCHEDULE ARE INDICATED ON THE DRAWINGS. THE SCHEDULE IS A PLACE HOLDER UNTIL PEMB FRAME REACTIONS ARE PROVIDED.

PIER SCHEDULE						
MARK	SIZE		REINFORCING		TYPE	
	"W"	"L"	VERT.	TIES		
P1	12"	12"	(4) #5	#3 @ 10' O.C.	1	
P2	24"	24"	(8) #6	#3 @ 12' O.C.	2	
P3	34"	24"	(8) #7	#3 @ 12' O.C.	3	
P4	14"	24"	(4) #6	#3 @ 12' O.C.	4	
P5	20"	56"	(14) #6	#4 @ 12' O.C.	5	
P6	SEE DETAIL		(20) #6	#4 @ 12' O.C.	6	
P7	24"	32"	(8) #7	#3 @ 12' O.C.	7	
P8	20"	28"	(6) #7	#3 @ 12' O.C.	8	
P9	28"	56"	(14) #7	#4 @ 12' O.C.	9	

NOTE: NOT ALL PIERS IN SCHEDULE ARE INDICATED ON THE DRAWINGS. THE SCHEDULE IS A PLACE HOLDER UNTIL PEMB FRAME REACTIONS ARE PROVIDED

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FOUNDATION SECTIONS

S3.1

SPECIFICATIONS

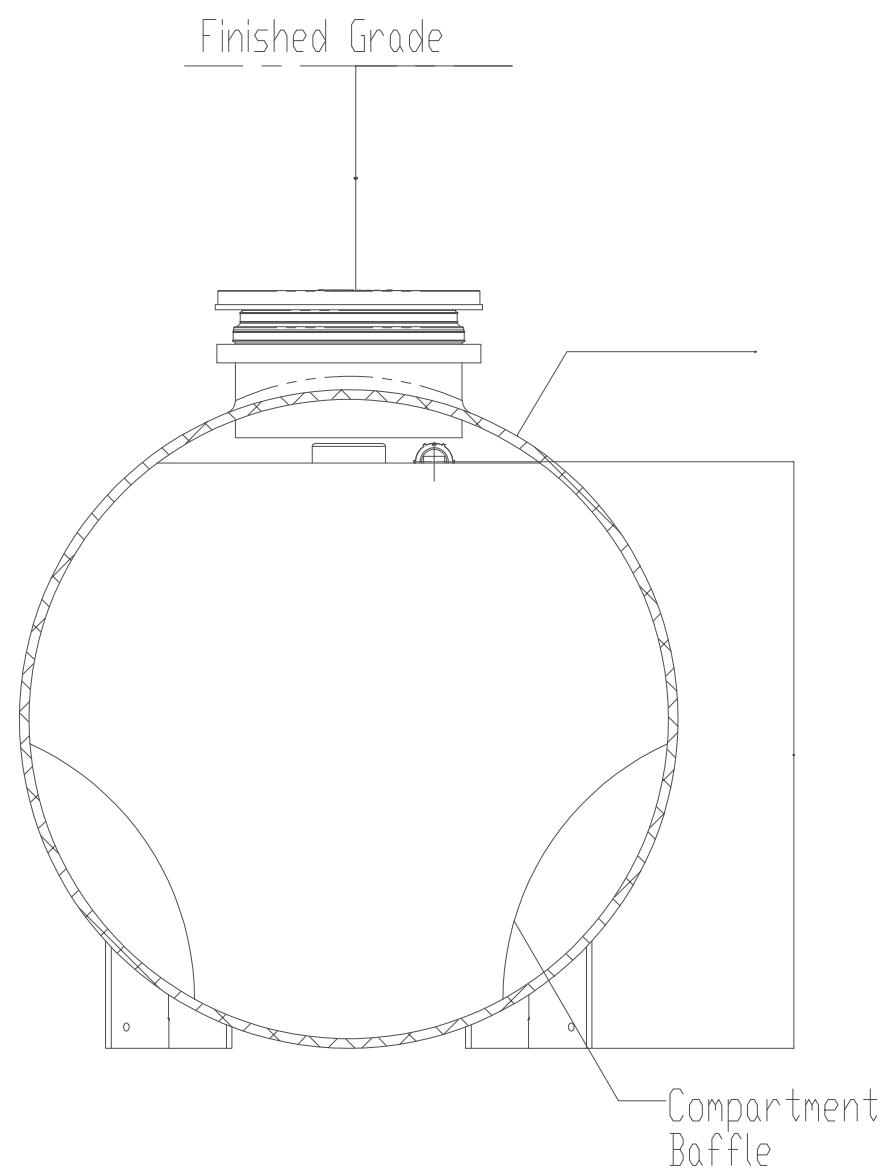
- 6" Plain End inlet/outlet shown, 3' Plain End vents standard.
- Max flow rate: 314 GPM.
- Liquid capacity: 1000 gallons (133 cu. ft.).
- Oil capacity: 370 gallons.
- Solids capacity: 477 gallons.
- Unit weight: 1324 lbs.
- Maximum operating temperature 140 °F continuous.

NOTES

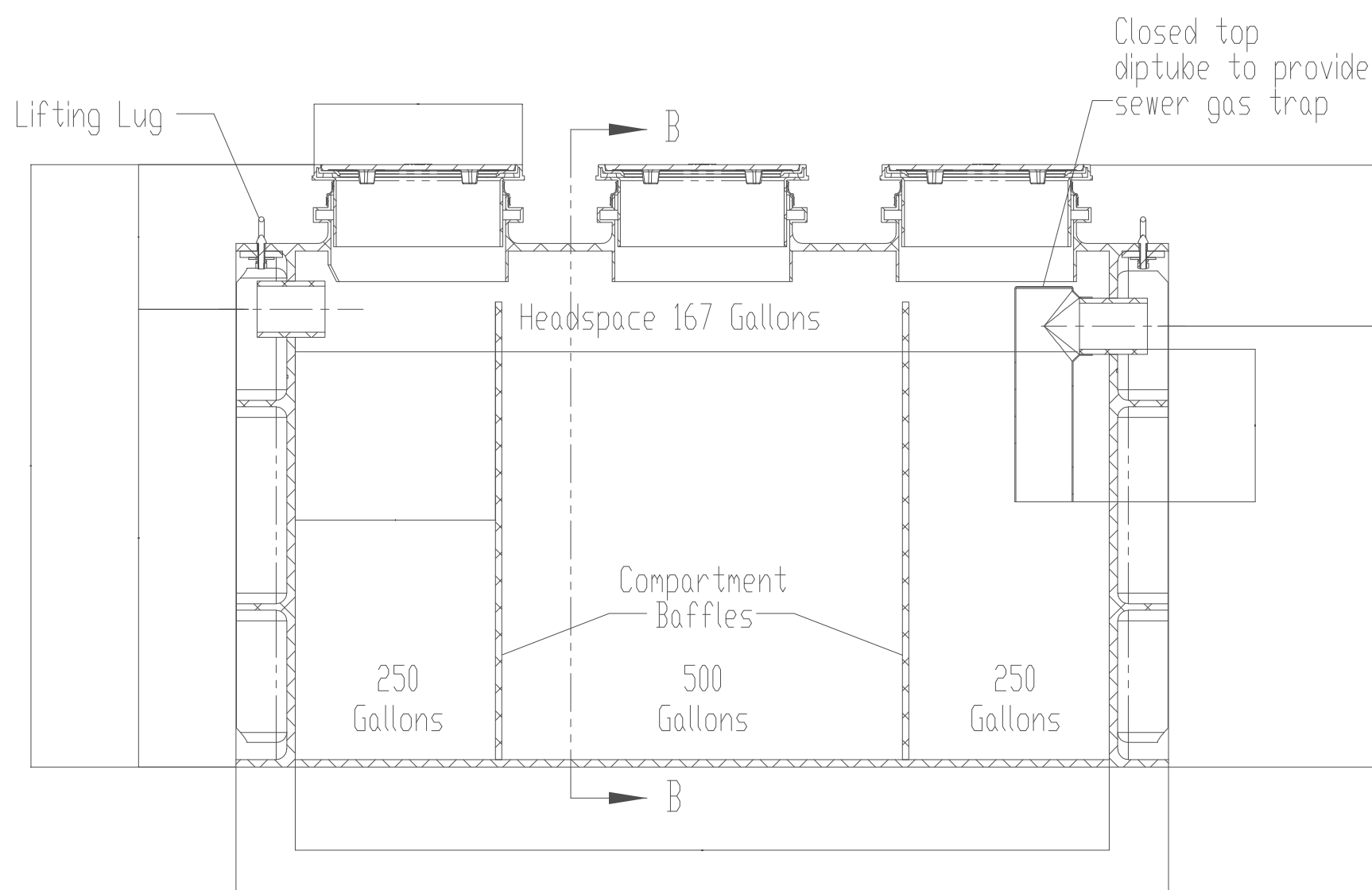
- For gravity drainage applications only.
- Do not use for pressure applications.
- Cover placement allows full access to tank for proper maintenance.
- Lifting lug set for easy install.

ENGINEER SPECIFICATION GUIDE

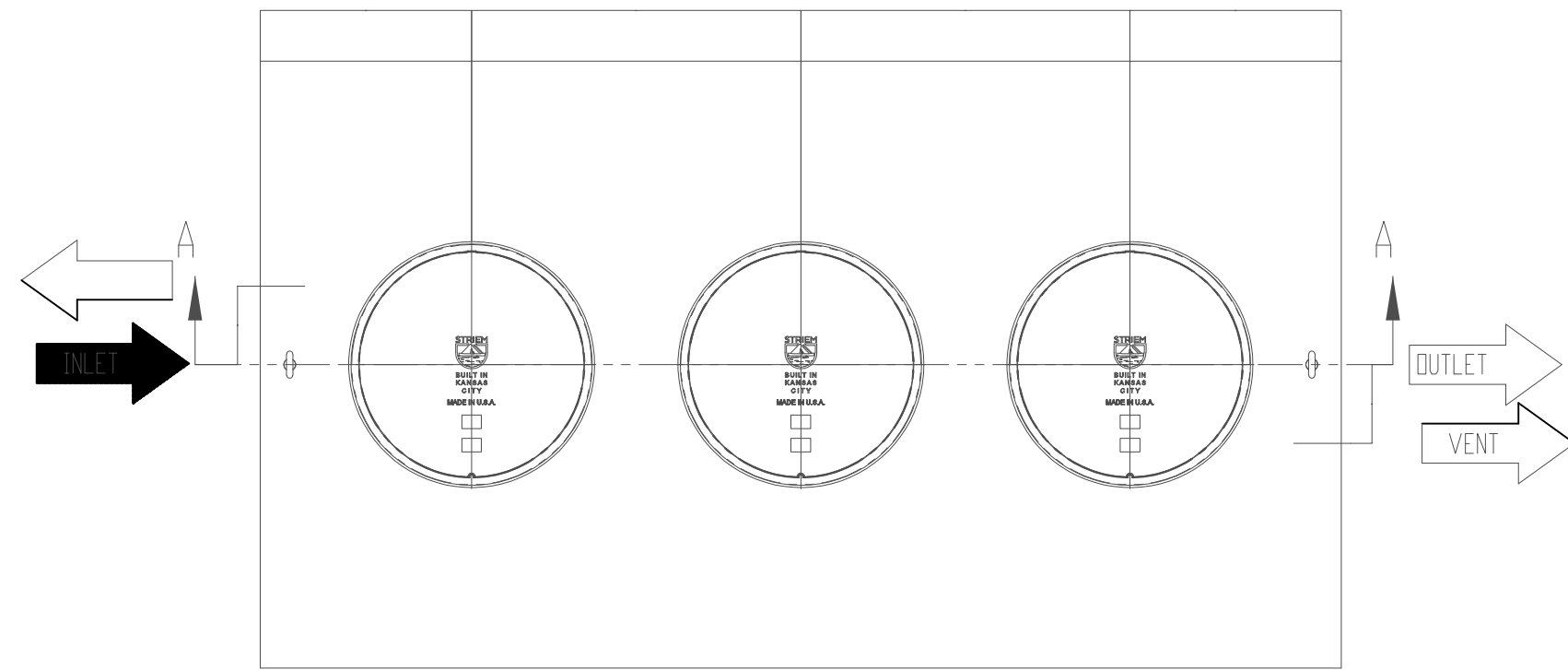
Striem oil separator model OT-1000 shall be lifetime guaranteed and made in the USA. Separator shall be constructed of polyethylene with 7/8" nominal wall thickness. Separator shall be manufactured for below-grade installation. Field-adjustable riser system is available as an option to bring manhole covers to grade. Separator flow rate shall be 314 GPM. Separator liquid holding capacity shall be 1000 gallons and oil capacity shall be 370 gallons. Solids capacity shall be 477 gallons. Covers shall be H20 rated pickable cast iron. Separator shall be certified to IAPMO IGC 183-2016 and carry a UPC listing.



SECTION B-B



SECTION A-A

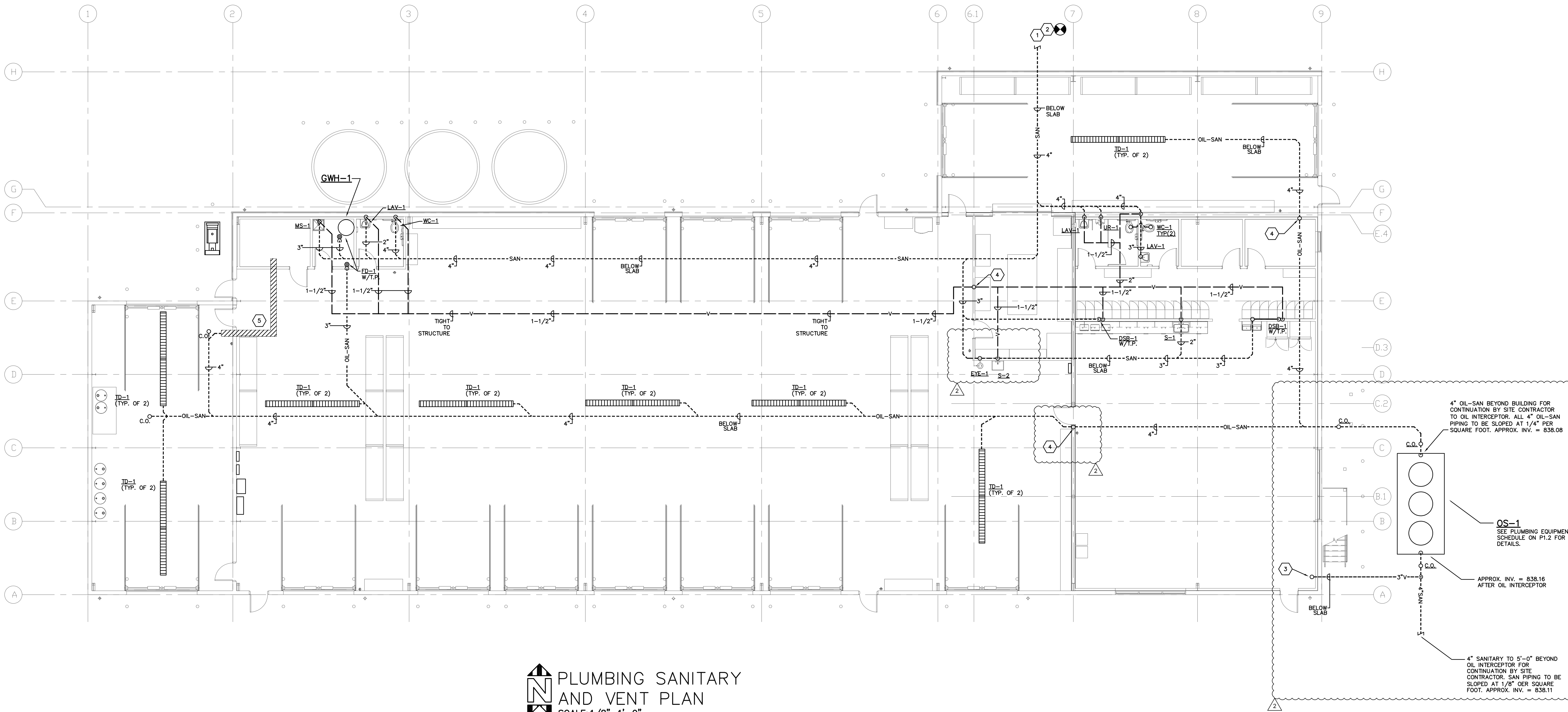


TOP VIEW

CODED NOTES

- EXTEND SAN PIPING 5'-0" BEYOND BUILDING FOR CONTINUATION BY SITE UTILITY CONTRACTOR. SEE CIVIL DRAWINGS FOR FURTHER DETAILS AND SPECIFICATIONS. INV. ELEV. XX'-X".
- CONNECT NEW 4" SANITARY TO EXISTING 6" SANITARY MAIN AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN. THIS CONTRACTOR TO FIELD VERIFY/COORDINATE LOCATION OF CONNECTION TO EXISTING PIPE IN ADVANCE.
- EXTEND VENT UP THROUGH ROOF TIGHT TO WALL STRUCTURE. PROVIDE TEST TYPE CLEANOUT 18" ABOVE GRADE.
- EXTEND 3" VENT THROUGH ROOF.
- PROVIDE A 12"Wx12"D FORMED IN-PLACE CONCRETE TRENCH TO SERVE AS A RACEWAY FOR WASHBAY HOSES. PROVIDE ZURN MODEL P12-DC RATED FOR VEHICLE LOADS

OS-1; OIL INTERCEPTOR DIAGRAM



**PLUMBING SANITARY
AND VENT PLAN**
SCALE: 1/8"=1'-0"

P1.1-23132.DWG

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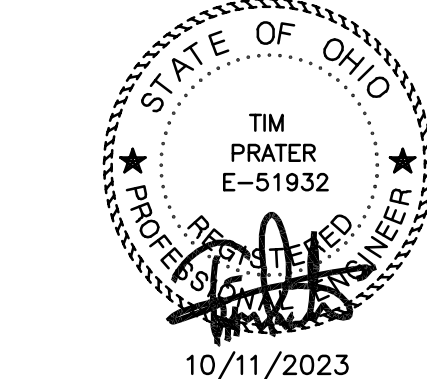
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PROJECT STATUS
Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

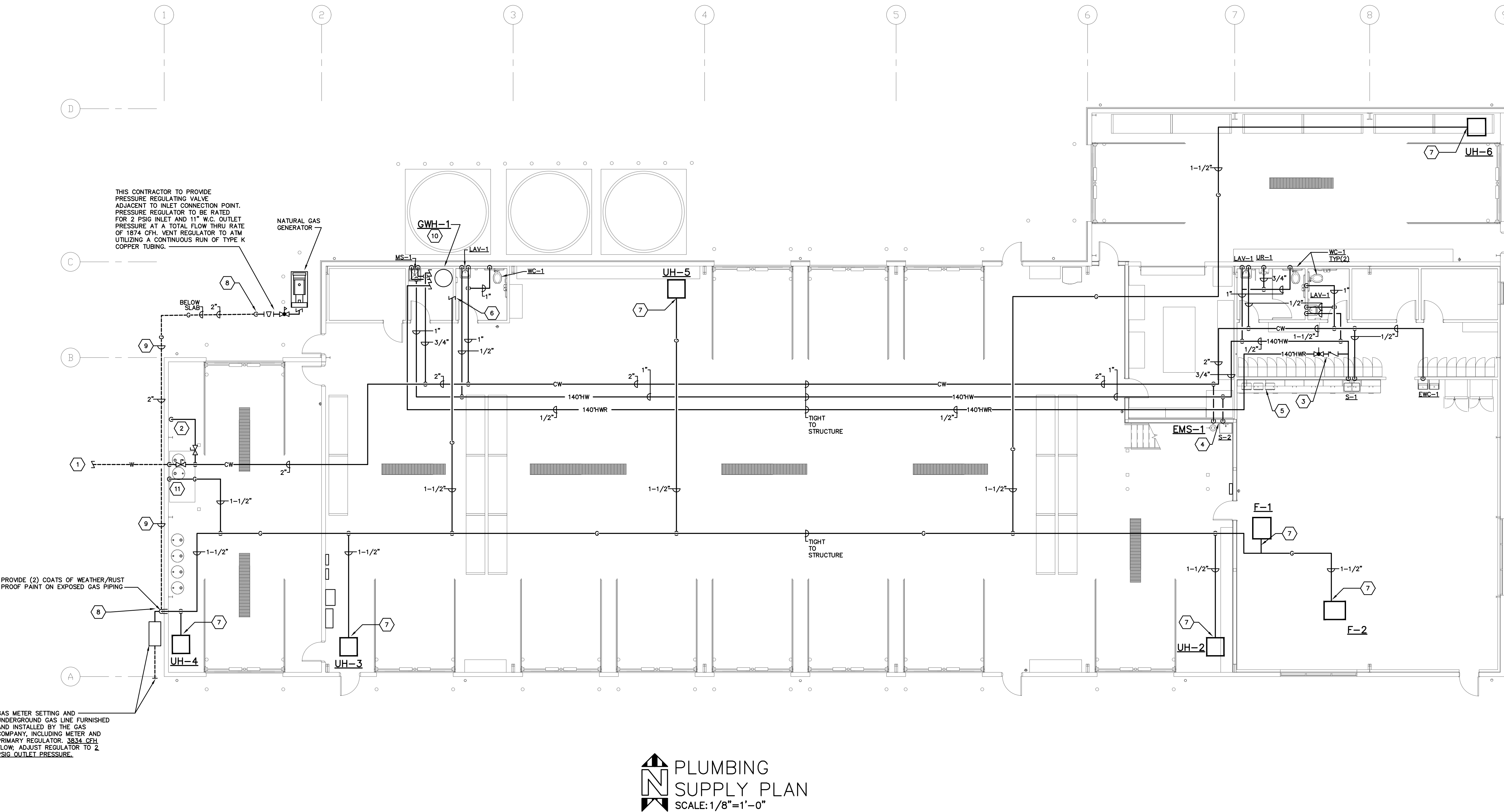
REVISIONS		
#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

**PLUMBING SAN
AND VENT PLAN**

P1.1



**PLUMBING
SUPPLY PLAN**
SCALE: 1/8"=1'-0"

CODED NOTES

- 2" DOMESTIC WATER TO 5'-0" BEYOND BUILDING FOR CONTINUATION BY SITE CIVIL ENGINEER. COORDINATE INVERT WITH CIVIL DRAWINGS. PROVIDE A MINIMUM 48" OF COVER ABOVE TOP OF PIPE.
- 1/2" CW DROP ALONG WALL STRUCTURE AND CAPPED FOR FUTURE USE. COLD WATER LINE SHALL BE DROPPED TO 36" ABOVE FINISH FLOOR.
- BALANCE TO 1.0-2.0 GPM
- 1-1/2" CW & HW DROP IN STRUCTURE TO SUPPLY EMERGENCY SHOWER/EYEWASH AND SINK
- BEVERAGE MACHINE PROVIDED BY OWNER. THIS CONTRACTOR TO EXTEND 1/2" CW FROM SINK DUMP/Y DROP AND MAKE FINAL CONNECTION. PROVIDE ASSE 0222 LISTED/APPROVED BACKFLOW PREVENTER SIMILAR TO WATTS SERIES SD-3 ADJACENT TO BEVERAGE MACHINE INLET CONNECTION POINT. EXTEND DRAIN DISCHARGE FROM BACKFLOW PREVENTER INDIRECT "SAFE WASTE" TO DSB-1. PROVIDE WITH "READY ACCESS". ALL EXPOSED SUPPLY AND DRAIN PIPING TO BE TYPE "L" SOFT COPPER FLEX TUBING. INSTALLATION TO BE COORDINATED WITH ARCHITECT/OWNER IN ADVANCE OF WORK.
- 1-1/2" GAS LINE TO BE RUN TO GAS FIRED WATER HEATER. SEE GAS WATER HEATER DIAGRAM AND GAS CONNECTION DETAIL ON SHEET P2.1 FOR FURTHER SPECIFICATIONS.
- GAS CONNECTION TO LISTED HVAC EQUIPMENT. SEE GAS CONNECTION DIAGRAM ON SHEET P2.1 AND HVAC SHEETS FOR FURTHER DETAILS AND SPECIFICATIONS.
- PROVIDE FACTORY ASSEMBLED ANODE-LESS RISERS AT STEEL-PLASTIC TRANSITION POINT. ANODE-LESS RISER TO CONFORM TO ASTM D2513.
- BELOW GRADE PIPING TO BE POLYETHYLENE PLASTIC TUBING AND FITTINGS CONFORMING TO ASTM D2513 AND BE BURIED A MINIMUM OF 36" BELOW FINISH GRADE. PIPING TO BE PERMANENTLY MARKED "GAS" BEARING THE "ASTM D2513" MARKING. PROVIDE A CONTINUOUS RUN OF 18 AWG YELLOW INSULATED COPPER TRACER WIRE ADJACENT/ADHERED TO THE PLASTIC TUBING. TRACER WIRE TO TERMINATE ABOVE GRADE AT EACH END OF PLASTIC TUBING. TRACER WIRE TO BE APPROVED FOR BURIAL BELOW GRADE. CONTRACTOR TO FIELD LOCATE NEW BELOW GRADE PIPING IN COORDINATION WITH FOUNDATIONS AND OTHER UTILITIES IN ADVANCE OF WORK. PRIOR TO START OF WORK THIS CONTRACTOR TO ALL OUPS AT 800.362.2764 TO ARRANGE FOR CONFIRMATION OF EXISTING UNDERGROUND ITEMS.
- AIR INTAKE AND EXHAUST TO BE INSTALLED BY THIS CONTRACTOR PER MANUFACTURER'S RECOMMENDATIONS. EXTEND THRU SIDEWALL OF BUILDING STRUCTURE TO DAYLIGHT AND TERMINATE WITH CONCENTRIC INTAKE / VENT KIT FROM MANUFACTURER AT 9' ABOVE FINISH FLOOR OR AS COORDINATED IN-FIELD BY THIS CONTRACTOR.
- 1-1/2" GAS SUPPLY LINE DROP ALONG WALL STRUCTURE AND CAPPED FOR FUTURE USE. GAS LINE SHALL BE DROPPED TO 36" ABOVE FINISH FLOOR. SEE GAS CONNECTION DIAGRAM ON SHEET P2.1 FOR EQUIPMENT TO PROVIDE BEFORE DROP AND CAP. PRESSURE REDUCING VALVE SET TO MANUFACTURER'S RECOMMENDED GAS LOAD FOR ALL FUTURE EQUIPMENT. PRESSURE REGULATOR BASED ON HOT/STY MODEL NUMBER #PMW-14N. THIS CONTRACTOR TO FIELD VERIFY GAS CONNECTION LOADS AND POINTS IN ADVANCE OF WORK.

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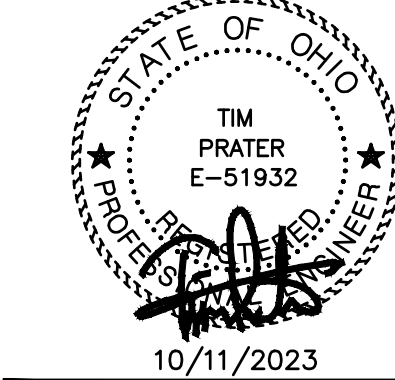
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PROJECT STATUS

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REVISIONS

#	Description	Date

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

**PLUMBING
SUPPLY PLAN**

P1.2

P1.2-23132.DWG

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DESIGNED BY J-TWN	DRAWN BY J-TWN	CHECKED BY C-ANDERSON	JOB NUM. 23132
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TP-1: TRAP PRIMER ASSEMBLY
SEE PLUMBING EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.

Labels in diagram include:

- 1/2" BALL VALVE
- 1/2"
- COLD WATER LINE
- PIPING ABOVE CEILING
- DISTRIBUTION UNIT IF 2 OR MORE FLOOR DRAINS ARE BEING FED FROM ONE TAP
- EXTEND TP AB. CLG. TO DROPS IN STRUCT. AT ANY SLAB DRAINS (WALL BOXES, STAND PIPES, ETC.) INDICATED TO BE PROVIDED W/ TP SUPPLY ON PLANS (TYP.)
- 1/2" TYPE "K" COPPER TUBING
- PIPING ON WALL IN UNFINISHED AREAS (TYP.)
- PIPING IN WALL IN FINISHED AREAS
- FINISHED FLOOR
- SLEEVE
- FLOOR DRAIN
- PIPING BELOW CONCRETE SLAB. SLOPE TO DRAIN.
- SAN LINE

NOT TO SCALE
(TYPICAL AT ALL FLOOR DRAIN LOCATIONS)

[illegible]

SWH-1; GAS FIRED WATER HEATER DIAGRAM

INSTALL GAS PIPING TO ALLOW
FULL OPENING OF ALL
EQUIPMENT/ACCESS PANELS

UNION

FOR TESTING POINT-OF-USE
PRESSURE REGULATING VALVES.

PLUG VALVE

MAKE FINAL CONNECTION
TO EQUIPMENT

6" LONG DIRT LEG (FULL LINE SIZE)

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— CW —	DOMESTIC COLD WATER LINE
— A —	MEDICAL AIR
— G —	FIRE PROTECTION LINE
— G —	GAS LINE (NATURAL)
— HW —	HOT WATER LINE (DOMESTIC)
— HWR —	HOT WATER RETURN (DOMESTIC)
— IND —	INDIRECT WASTE LINE
— SAN —	SANITARY LINE
— GREASE —	KITCHEN GREASE SANITARY LINE
— STM —	STORM LINE
— TP —	TRAP PRIMER LINE
— TW —	TEMPERED WATER (DOMESTIC)
— V —	VENT LINE
— W —	WATER SERVICE LINE
	CONNECT TO EXISTING

SYMBOL	DESCRIPTION
	P-TRAP (PLAN VIEW)
	CAPPED LINE
	HOSE BIBB
----	EXISTING WORK TO REMAIN
----	EXISTING WORK TO BE REMOVED
	PIPE BRANCH TOP CONNECTION
	PIPE BRANCH BOTTOM CONNECTION
	PIPE UNION
	PETE'S PLUG
	COMB. BALANCE & STOP VALVE
	BALL VALVE
	BALANCING VALVE
	CHECK VALVE
	GAS COCK OR BALANCE VALVE
	FLOOR OR AREA DRAIN
	THERMOMETER

PLUMBING ABBREVIATIONS			
AB.	ABOVE	H.B.	HOSE BIBB
A.F.F.	ABOVE FINISHED FLOOR	LAV.	LAVATORY
APPROX.	APPROXIMATELY	MA	MEDICAL AIR
BEL.	BELOW	MFR.	MANUFACTURER
BLDG.	BUILDING	MECH.	MECHANICAL
C.D.	CANOPY DRAIN	O	MEDICAL OXYGEN
CLG.	CEILING	REQD.	REQUIRED
CO.	CLEAN OUT	R.D.	ROOF DRAIN
CONN.	CONNECT	RM.	ROOM
CONTR.	CONTRACTOR	S.D.	SHOWER DRAIN
DTL.	DETAIL	SH.	SHOWER
DN.	DOWN	THRM.	THERMOMETER
D.S.	DOWNDRAFT	TYP.	TYPICAL
EX.	EXISTING	UR.	URINAL
EXT.	EXTERIOR	V.T.R.	VENT THRU ROOF
FLR.	FLOOR	W/	WITH
F.D.	FLOOR DRAIN	WC	WATER CLOSET
F.V.	FLUSH VALVE		

PLUMBING FIXTURE SCHEDULE			
PLUMBING FIXTURE NOTES:			
1. UNLESS INDICATED OTHERWISE, THE ARCHITECT SHALL SELECT THE FIXTURE COLOR/FINISH FROM THE MANUFACTURER'S FULL RANGE OF STANDARD OPTIONS.			
2. UNLESS INDICATED OTHERWISE, ALL EXPOSED METALLIC COMPONENTS TO BE FURNISHED WITH POLISHED CHROME FINISH, INCLUDING FAUCETS, TRAPS, PIPING, ETC.			
3. UNLESS INDICATED OTHERWISE, ALL EXPOSED PIPING SHALL BE FURNISHED WITH POLISHED CHROME FINISH BRASS ESCUTCHEONS AT ALL WALL/CABINET PENETRATIONS AND FIXTURE CONNECTIONS.			
FIXTURE	MANUFACTURER	REMARKS	PIPE SIZE C/H W
WC-1	AMERICAN STANDARD/ BEMIS/ZURN/ SLOAN	FIXTURE: AMERICAN STD. NO. 3355-101 AFWALL MILLENNIUM FLOWISE ELONGATED FLUSHMETER WALL HUNG TOP SPUD TOILET PROVIDE WITH EVERCLEAN COATING. OPERATING RANGE OF 1" GPF TO 1.6 GPF. CONTROLS: SLOAN MANUAL FLUSHMETER MODEL NO. ROTAL 110. 1.6 GPF. POLISHED CHROME WITH ADJUSTABLE TAILPIECE. SEAT: BEMIS MODEL NO. 16555SCT OPEN FRONT LESS COVER, ELONGATED, EXTRA HEAVY-DUTY, INJECTION MOLDED SOLID PLASTIC TOILET SEAT, WITH SELF-SUSTAINING CHECK HINGES. CARRIER: ZURN SERIES Z100	1" 1"
LAV-1	AMERICAN STANDARD/ MOEN/ MCQUIRE	FIXTURE: AMERICAN STANDARD DECORUM MODEL NO. 9024001EC.020 WALL HUNG LAVATORY. CONTROLS: MOEN ALIGN SINGLE LEVER HANDLE LAVATORY FAUCET MODEL 6190. 1.5 GPM MAX FLOW, BRUSHED GOLD FINISH. TRAP: MCQUIRE MODEL 1149NC FLAT GRID STAINLESS STEEL STRAINER, 17 GA. BRASS DRAIN OUTLET WITH OFFSET WHEELCHAIR ACCESS AND P-TRAP MCQUIRE MODEL 8902C 1/4"-1/4" x 1"-1/2" 17 GA. P-TRAP, CHROME PLATED. STOP(S): MCQUIRE MODEL 2165LK 1/2" LAVATORY SUPPLIES W/ LOOSE KEY BRASS ANGLE STOPS & COPPER FLEX TUBE RISERS. ALL CHROME PLATED.	1/2" 1/2"
MS-1	FIAT/ AMERICAN STANDARD	FIXTURE: FIAT MODEL NO. MSB-2424 (MOLDED STONE) WITH INTEGRAL DRAIN CONTROLS: AMERICAN STANDARD MODEL 8355-110 WITH INTEGRAL CHECK VALVES TRAP: CAST IRON OR COPPER 3" P-TRAP OTHER: FIAT MODEL NO. E-88-AA STAINLESS STEEL BUMPER GUARDS; FIAT MODEL NO. MSQ-2424 STAINLESS STEEL WALL GUARDS FIAT MODEL NO. 889-C 0.5 GPM STEEL STOP HANGER	1/2" 1/2"
UR-1	AMERICAN STD./ ZURN	FIXTURE: AMERICAN STANDARD PINTBOOK 5.5 GPF URINAL MODEL NO. 6022.001.020. PROVIDE WITH SENSOR OPERATED BATTERY POWERED FLUSH VALVE ZURN MODEL ZR6030AV. CARRIER: ZURN SERIES 1221	3/4" ----

TRAP PRIMER VALVE ASSEMBLY

INSTALL TO SUCK CHIEF PRIME PERFECT SERIES 695 WITH A MAXIMUM WORKING PRESSURE OF 250 PSIG, PRESSURE ACTIVATED AT A MINIMUM OF 10 PSIG DIFFERENTIAL, 1/2" FEMALE NPT, 1/2" MALE OULET, INTEGRAL ELEMENT SORREN, DAPNOL, TIGHT VACUUM BREAKER, FLOW ADJUSTABLE WATER DISCHARGE RATE, CERTIFIED BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING TO ASSE 1018-2001 SPECIFICATIONS, AND LISTED BY THE UPC/APMO. INSTALLATION TO BE PER MANUFACTURER'S RECOMMENDATIONS.

OS-1: I/O INTERCEPTOR

STRIEM OIL TANKER* NO.10-1000 SHALL BE LIFE TIME GUARANTEED AND MADE IN USA OF HIGH DENSITY POLYETHYLENE WITH 7.75" NOMINAL WALL THICKNESS. PROVIDE 100 GPM OF GRAVITATIONAL FLOW WITH FIELD ADJUSTABLE RISER SYSTEM. SEPARATOR FLOW RATE SHALL BE 370 GPM. SEPARATOR OIL CAPACITY SHALL BE 477 GALLONS. SEPARATOR LIQUID CAPACITY SHALL BE 1000 GALLONS (133 CU. FT.) SEPARATOR SHALL BE CERTIFIED TO IFPMG ICC 183-2016.

TXT-1: THERMAL EXPANSION TANK (ASME LISTED)

ANTROL MODEL ST-5C-50D WITH STEEL SHELL, REDD POLYPROPYLENE LINER AND HEAVY DUTY RUBBER DIAPHRAGM. LINER AND DIAPHRAGM ARE BONDING TO SHELL TO FORM A SEALATE AIR STORAGE AND NON-CORROSIVE WATER RESERVOIR. AIR CHAMBER PRE-CHARGED TO 55 PSIG, AND PROVIDED WITH A STANDARD AIR VALVE FITTING. TOTAL TANK VOLUME 0.6 GALLONS AND 0.3 GALLON ACCEPTANCE VOLUME. ADJUST MANUFACTURER'S PRESSURE SETTING TO THE ACTIVE SYSTEM WORKING PRESSURE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS/GUIDELINES. PRE-CHARGE TO BE FIELD VERIFIED BY THIS CONTRACTOR IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

GWH-1: GAS FIRED WATER HEATER

NATURAL GAS WATER HEATER, 40,000 BTU/H, 1" GAS, CYCLONE MODEL, 8 BUTT RATING, 100% EQUAL, MINIMUM 95% EFFICIENCY. WATER CAPACITY: 10 GALLONS. 100 GPM OF 60 GALLONS. A RECOVERY RATE OF 138 GALLONS PER HOUR (GPH) AT 100 PSI. AND A MAXIMUM OF 100 GPM. MINIMUM PRESSURE OF 160 PSI. WATER HEATER(S) SHALL: 1. MODULATING GAS BURNER THAT AUTOMATICALLY ADJUSTS THE INPUT BASED ON DEMAND, 2. POWERED ANODES THAT ARE NON SACRIFICIAL AND MAINTENANCE FREE, 3. HAVE STANDARD GLASS-GLASS CONNECTIONS, WITH GLASS LINED UP TO ALL WATER-TOE SURFACES AFTER THE TANK HAS BEEN ASSEMBLED AND WELDED; 4. MEETS THE THERMAL EFFICIENCY AND/OR STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION OF ASHRAE/IES 90.1; 5. HAVE FOAM INSULATION AND A CSA CERTIFIED 180 REEF TAP REEF WITH A 1/2" NPT POWER BURNER DESIGNED FOR PRECISE MIXING OF AIR AND GAS FOR OPTIMUM EFFICIENCY, REQUIRING NO SPECIAL CALIBRATION ON THE PART OF THE USER; 6. PROVIDE A COMBUSTIBLE GAS DETECTOR THAT CAN BE AN INTEGRATED SLOPE-STATE TEMPERATURE AND IGNITION CONTROL DEVICE WITH INTEGRAL DIAGNOSTICS, GRAPHIC USER INTERFACE, FAULT HISTORY DISPLAY, AND SHALL HAVE DIGITAL TEMPERATURE READOUT, 1. ALL MODELS ARE DESIGN CERTIFIED TO 15.0 PSIG, 2. MEET THE THERMAL EFFICIENCY AND STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION ASHRAE/IES 90.1, COMPLIES WITH SCQAQD RULE 11462 AND 3. MEET AIR QUALITY MANAGEMENT DISTRICTS WITH SIMILAR REQUIREMENTS FOR LOW NOX EMISSIONS. PROVIDE WITH AC NEUTRALIZATION DRAIN KIT.

EMS-1: COMBINATION EMERGENCY SHOWER AND EYE WASH

INSTALL A HANS MODEL 6300-6300 COMBINATION SHOWER AND EYE WASH STATION, STAINLESS STEEL, EYE WASH BOW, STAINLESS STEEL, AND AN INTEGRATING NOZZLE, LASTING SHOWER WITH A 1/2" NPT GOGGLES, AND A PULL DOWN LEVER. PROVIDE WITH HANS 9200EV EMERGENCY TEMPERING VALVE. PROVIDE A MAXIMUM OF 70% TEMPERED WATER AT OUTLET OF VALVE. SHOWER/EYE WASH STATION MUST MEET AND STANDARD Z358.

RCP-1: HOT WATER RETURN RECIRCULATING PUMP

(B & G SERIES) 100 IN-LINE CENTRIFUGAL TYPE PUMP WITH CLOSE COUPLED DRIVE MOTOR, ALL BRONZE CONSTRUCTION, DESIGNED FOR POTABLE WATER SERVICE AND 125 PSIG WORKING PRESSURE RATING. SEE PLANS FOR ADDITIONAL RATING AND

- UNLESS DIRECTED OTHERWISE, WHERE CONCEALING/FINISH STRUCTURE IS PROVIDED UNDER SEPARATE CONTRACT, ALL WORK IN THE PLUMBING CONTRACT NOT SPECIFICALLY NOTED OTHERWISE SHALL BE INSTALLED WITHIN THE CONCEALING STRUCTURE.
- ALL PIPING SHOWS ABOVE CEILING IN AREAS WITH DROPPED CEILINGS, OR AT BOTTOM OF CONCEAL SUPPORT STRUCTURE IN EXPOSED STRUCTURE AREAS, UNLESS INDICATED OTHERWISE.
- THE PLUMBING CONTRACTOR IS TO SECURE AND VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO ANY WORK (INCLUDING FABRICATION).
- THE PLUMBING CONTRACTOR IS TO PROVIDE ALL ADDITIONAL SLEET, HANGERS, ROY CLAMPS, ETC., AS REQUIRED FOR PROPER INSTALLATION, SUPPORT, AND COORDINATION OF THE PIPING PROVIDED UNDER THE CONTRACT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL PIPING SHALL BE SUPPORTED AND HUNG BY THE PIPING MATERIAL MANUFACTURER, SUPPORT PIPING AS PROJECT SPECIFICATIONS OR BY THE PIPING MATERIAL MANUFACTURER, SUPPORT PIPING AS PROJECT SPECIFICATIONS.
- A. CAST IRON PIPING (NOT IN EARTH); 5 FT. CENTERS
- F. STEEL PIPING; 10 FT. CENTERS
- G. COPPER PIPING; 8 FT. CENTERS
- D. PLASTIC PIPING; 4 FT. CENTERS
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING AT ALL PLUMBING RELATED PENETRATIONS OF FIRE, SMOKE AND OTHER RATED STRUCTURES, INCLUDING BUT NOT LIMITED TO PARTITION WALLS, CEILING, FLOOR, ROOF, AND OTHER RATED LOCATIONS OF ALL RATED STRUCTURES, AND SPECIFIC INFORMATION AND REQUIREMENTS PERTAINING TO SAME.
- LAYOUT AND INSTALLATION OF PLUMBING CONTRACT PIPING, EQUIPMENT, ITEMS AND FIELD CONDITIONS ARE TO BE SCHEMATIC IN NATURE. EXACT LOCATION, ROUTING AND INSTALLATION TO BE COORDINATED WITH BUILDING STRUCTURE AND ALL OTHER TRADES.
- COORDINATE EXACT LOCATION AND INSTALLATION OF ALL PLUMBING UTILITIES REQUIRED AND PROVIDED FOR WORK UNDER SEPARATE CONTRACT WITH THE APPROPRIATE CONTRACTOR(S) IN ADVANCE OF WORK. THIS INCLUDES SUPPLY AND DRAIN (WASTE) AND VENT (PIPED) AND/OR INDIRECT FLOOR/HUB DRAIN, AIR GAP, ETC., CONNECTION/SERVICE.
- RUN ALL WATER & GAS LINES LEVEL.
- ROUGH IN ALL PIPING (SUPPLY, RETURN, WASTE, DRAIN, ETC.) FOR FIXTURES/EQUIPMENT INSTALLATION THRU OR ON FACE OF WALL (AS APPLICABLE), AND TERMINATE ALL PIPING WITH THE NEAREST FINISHED SURFACE OR AT EXTERIOR WALLS (IF TO BE ON "WARM" SIDE OF INSULATION ASSEMBLY, AS REQUIRED FOR NON-FREEZE INSTALLATION).
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF OHIO BUILDING CODE, INCLUDING APPLICABLE PLUMBING, MECHANICAL AND HANDICAP ACCESSIBILITY PROVISIONS.
- PROVIDE CLEANOUTS AS FOLLOWS:
 - A. AT THE BASE OF ALL SANITARY STACKS.
 - B. IN ALL HORIZONTAL SANITARY PIPING AT INTERVALS NOT TO EXCEED 100 LF. IN LENGTH.
 - C. AT ANY CHANGE OF DIRECTION BY SANITARY PIPING BELOW GRADE OR AT THE LOWEST POINT OF THE HORIZONTAL DRAINAGE SYSTEM GREATER THAN 45 DEGREES, UNLESS ALREADY PROVIDED BY THE CITY OF CLEVELAND.
 - D. AT ALL SANITARY PIPING SPLITTING UTILITY OR BY OTHER BUILDING SERVICE CONNECTIONS FOR SITE UTILITY TIE-IN.

DES.	LOCATION	DESCRIPTION
CO	CONCEALING WALL	USE CLEANOUT TEE AND PROVIDE CLEANOUT AND ACCESS COVER SIMILAR TO ZURN ZANG-1468 WITH ROUND POLISHED STAINLESS STEEL ACCESS COVER, SECURING SCREW, AND BRONZE TAPER THREADED PLUG.
CO	FLOOR IN FINISH AREAS	ZURN MODEL NO.ZN-1400 CAST IRON BODY ADJUSTABLE CLEANOUT WITH ANCHOR FLANGE, POLISHED NICKEL BRONZE ROUND SCORICATED FRAME AND TOP, AND BOTTOM GASKET CONNECTION OUTLET. CLEANOUTS IN STRUCTURES ABOVE GRADE TO BE FURNISHED WITH CLAMPING COLLAR.
CO	FLOOR IN MECHANICAL/UTILITY AREAS, AT EXTERIOR AREAS	ZURN MODEL NO. Z-1400-HD CAST IRON BODY ADJUSTABLE CLEANOUT WITH ANCHOR FLANGE, COATED ROUND SCORICATED FRAME AND TOP, AND BOTTOM GASKET CONNECTION OUTLET. CLEANOUTS IN STRUCTURES ABOVE GRADE TO BE FURNISHED WITH CLAMPING COLLAR.
CO	EXPOSED OR WITH ACCESSIBLE STRUCTURE	ZURN MODEL ZB-1470 WITH COUNTER-SUNK TAPERED THREADED BRONZE PLUG.
FD-1	FINISHED FOOT TRAFFIC AREAS	ZURN NO. ZN-415 CAST IRON ADJUSTABLE FLOOR DRAIN WITH MEMBRANE/FLASHING CLAMP, NICKEL/BRONZE FINISHED 6" ROUND GATE & GASKETED OUTLET, FURNISH WITH INLET FUNNEL AND/OR INTEGRAL BACKWATER PROTECTION WHERE INDICATED ON PLANS; PROVIDE WITH TRAP PRIMER INLET.
10-1	SLOTTED TRENCH DRAIN	ZURN Z882-E4-DGE 8 FOOT LONG TRENCH DRAIN, CLASSIFICATION B RATED FOR HEAVY HEAVY VEHICLES. PROVIDE WITH JOINT CONNECTOR AND SIDE WALL EXTENSIONS AS REQUIRED.

A. DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING NECESSARY INTERVALS REQUIRED FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

B. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATION AND CLARIFICATIONS OF THE DESIGN AND INCLUDE ANY CHANGES TO THE DESIGN IN THE BIDDING PROCESS. THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE THE AUTHORITY FOR ANY CORRECTIONS TO THE DESIGN.

C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOTWITHSTANDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. IN ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS.

D. PRIOR TO ARCHITECTURAL DOCUMENTATION FOR ADDITIONAL SCOPE/INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AS REFERRED TO OF BOTH A GENERAL AND SPECIFIC NATURE.

E. PRIOR TO SUBMITTING BID, THIS CONTRACTOR SHALL EXAMINE THE PROJECT CONTRACT DOCUMENTS TO DEVELOP A COMPLETE UNDERSTANDING OF THE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR HIS RESPONSIBILITIES TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UNDER NO CIRCUMSTANCES, ADVISE THE ARCHITECT/ENGINEER OR OWNER OF ANY DISCREPANCIES OR APPROACH WILL BE FINAL.

1. ALL WORK TO BE SCHEDULED IN ADVANCE WITH THE LANDLORD AND MINIMIZE DOWNTIME OF THE AFFECTED AREA, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
2. HOURS AND AREAS OF ACCESS FOR CONSTRUCTION TO BE PER LANDLORD'S DIRECTION, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
3. SEQUENCING AND PHASING OF WORK TO BE PER THE LANDLORD'S DIRECTION.
4. DESIGNATED WORK AREAS ARE AS INDICATED BY THE ARCHITECTURAL PLANS AND THE LANDLORD. ANY WORK REQUIRED OUTSIDE OF THESE AREAS TO BE APPROVED BY AND IN WRITING IN ADVANCE FROM THE LANDLORD. ANY WORK REQUIRED IN EXCESS SPACE OF FLOOR BELOW, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
5. WORK TO BE DONE IN SUCH A MANNER AS TO AVOID OR MINIMIZE INTERRUPTION OF NORMAL ACTIVITIES IN ADJACENT AREAS REMAINING IN OPERATION DURING CONSTRUCTION, INCLUDING ALL ASSOCIATED WORK REQUIRED IN EXCESS SPACE OF FLOOR BELOW. ANY UTILITY OUTAGES OR IMPAIRMENTS TO BE SCHEDULED WITH THE LANDLORD IN ADVANCE, AND EXECUTED IN THE MANNER DIRECTED.
6. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR FIRE-STOPPING AT ALL FIRE PROTECTED PENETRATIONS THROUGH EXISTING STRUCTURES, EXISTING STRUCTURES, INCLUDING FLOORS, WALLS, PARTITIONS, ETC.. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF ALL RATED STRUCTURES, AND SPECIFIC INFORMATION AND RECOMMENDATIONS REGARDING FIRE STOPPING.
7. ALL CONDITIONS UPON COMPLETION OF WORK INCLUDED UNDER THIS CONTRACT TO MATCH CONDITIONS PRIOR TO START OF WORK.

DWM-1 DISCHARGE FROM ABOVE CEILING PROVIDE WITH 2" AIR GAP
 ENT; SEE PLANS FOR SIZE
 COLD WATER SUPPLY; SEE PLANS FOR SIZE AND CONTINUATION.
 DRAIN BOX MOUNTED IN WALL
 ANGLE STOP
 ASSE 1024 BACKFLOW PREVENTER; 1/2" WATTS S23 WITH STRAINER
 1/2" CONNECTION FOR REFRIGERATOR; PROVIDE FLEXIBLE STAINLESS STEEL SUPPLY HOSE FOR FINAL CONNECTION TO REFRIGERATOR.
 TRAP PRIMER CONNECTION
 P-TRAP; SEE PLANS FOR SIZE
 UTILIZE THIS DIMENSION IF MOUNTED ABOVE FLOOR.
 FINISHED FLOOR

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

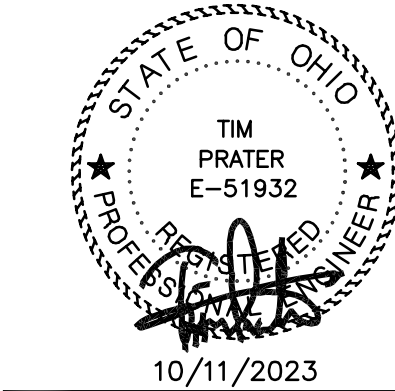
Design Collective Architecture
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Kimley-Horn
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Columbus, OH 43215
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Prater Engineering Associates, Inc.
6130 Wilcox Road
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Bid/Permit Set



Grove City Maintenance Building

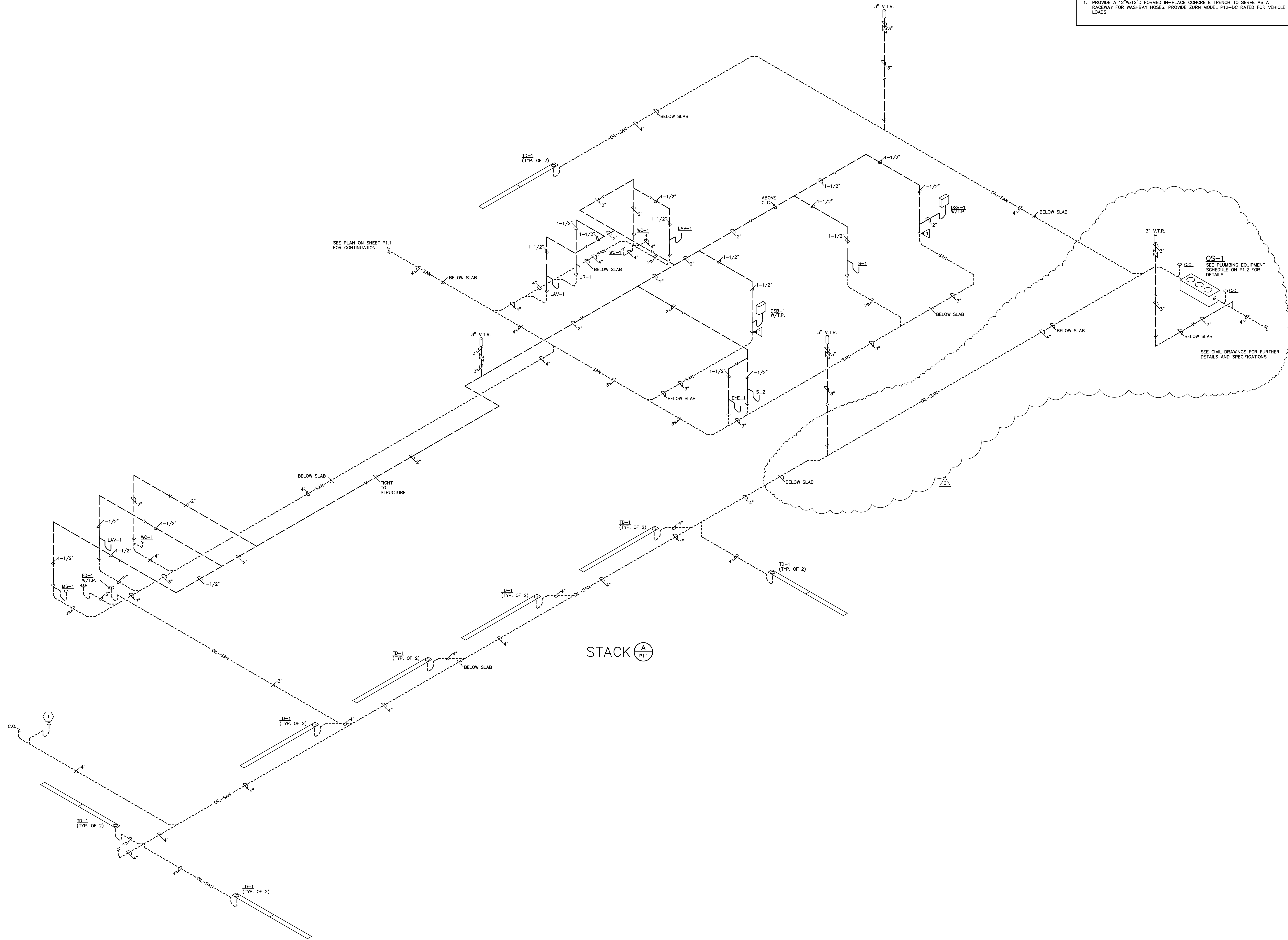
3262 Ventura Blvd. Grove City, OH 43123

#	Description	Date
2	REVISION 2	12-12-23

10/11/2023

1296.01

P2.1



CODED NOTES

1. PROVIDE A 12"Wx12"D FORMED IN-PLACE CONCRETE TRENCH TO SERVE AS A RACEWAY FOR WASHBAY HOSES. PROVIDE ZURN MODEL P12-DC RATED FOR VEHICLE LOADS

Design Collective

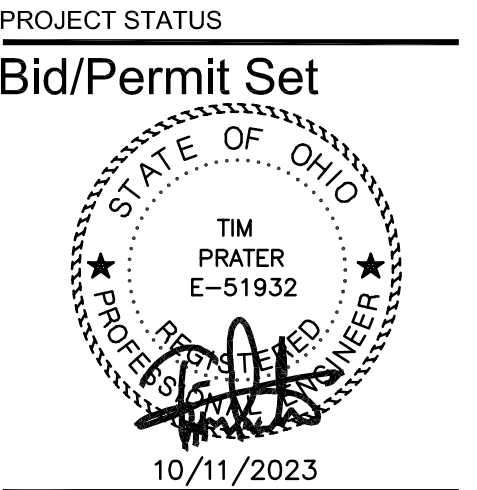
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Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

PLUMBING
STACKS

P2.2

P2.2-23132.DWG

PRATER
Engineering Associates, Inc.

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Dublin, Ohio 43016

(614) 766 4896
praterengineering.com

DESIGNED BY J-TWN	DRAWN BY J-TWN	CHECKED BY C-ANDERSON	JOB NUM. 23132
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PLUMBING SPECIFICATIONS

FIRE-STOPPING PRODUCTS	
1.1 GENERAL	
A. PROVIDE FIRE-STOPPING COMPOSED OF COMPONENTS THAT ARE COMPATIBLE WITH EACH OTHER, THE SUBSTRATES FORMING OPENINGS, AND THE ITEMS, IF ANY, PENETRATING THE FIRE-STOPPING UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THE FIRE-STOPPING MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.	
B. PROVIDE COMPONENTS FOR EACH FIRE-STOPPING SYSTEM THAT IS NEEDED TO INSTALL FULL MATERIAL. USE ONLY COMPONENTS SPECIFIED BY THE FIRE-STOPPING MANUFACTURER AND APPROVED BY THE QUALIFIED TESTING AGENCY FOR THE DESIGNATED FIRE-RESISTANCE-RATED SYSTEMS.	
1.2 ACCEPTABLE MANUFACTURERS	
A. SUBJECT TO COMPLIANCE WITH THROUGH PENETRATION FIRE-STOP SYSTEMS (WYEZ) LISTED IN VOLUME II OF THE UL FIRE RESISTANCE DIRECTORY, PROVIDE PRODUCTS OF THE FOLLOWING MANUFACTURERS AS IDENTIFIED BELOW:	
1. HILTI, INC., TULSA, OKLAHOMA, (800)879-5000	
2. TREMCO SEALANTS & COATING, BEACHWOOD, OHIO, (216) 292-5000	
3. 3M FIRE PROTECTION PRODUCTS, ST. PAUL, MINNESOTA, (612) 736-0203	
4. SPECIFIED TECHNOLOGIES INC., SOMERVILLE, NEW JERSEY, (800) 892-1180	
5. NELSON FIRE-STOP PRODUCTS, TULSA, OKLAHOMA, (918) 641-7299	
6. FOX COUPLINGS, INC., JACKSONVILLE, FLORIDA, (904) 966-2865	
7. PROSEI SYSTEMS INC., LAWRENCEVILLE, GEORGIA, (600) 282-3365	
8. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
1.3 MATERIALS	
A. USE ONLY FIRE-STOP PRODUCTS THAT HAVE BEEN UL 1479, ASTM E-814 TESTED FOR SPECIFIC FIRE-RATED CONSTRUCTION CONDITIONS conforming TO CONSTRUCTION ASSEMBLY TYPE PENETRATING ITEM TYPE, ANNULAR SPACE REQUIREMENTS, AND FIRE-RATING INVOLVED FOR EACH SEPARATE INSTANCE.	
B. CAST-IN PLACE FIRE-STOP DEVICES ARE INSTALLED PRIOR TO CONCRETE PLACEMENT FOR USE WITH NON-COMBUSTIBLE AND COMBUSTIBLE PLASTIC PIPE (CLOSED AND OPEN PIPING SYSTEMS) PENETRATING CONCRETE FLOORS. THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI OF #80 CAST-IN PLACE FIRE-STOP DEVICE	
2. FOX COUPLING, INC., "CAST-IN-PLACE FIRE-STOP COUPLING"	
4. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
C. SEALANT OR CAULKING MATERIALS FOR USE WITH NON-COMBUSTIBLE ITEMS INCLUDING STEEL PIPE & COPPER PIPE, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS-050 INTUMESCENT FIRE-STOP SEALANT	
2. 3M FIRE BARRIER CP250 OR FIRE-STOP SEALANT 2000	
4. SSI SSS INTUMESCENT SEALANT	
5. SSI SSS INTUMESCENT SEALANT	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
D. INTUMESCENT SEALANT OR CAULKING MATERIALS FOR USE WITH COMBUSTIBLE ITEMS (PENETRATORS CONSUMED BY HOT HEAT AND FLAME) INCLUDING INSULATED METAL PIPE AND PLASTIC PIPE, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS-050 INTUMESCENT FIRE-STOP SEALANT	
2. TREMCO INTUMESCENT SEALANT OR TREMSTOP WSM	
4. SSI SSS INTUMESCENT SEALANT	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
E. FIRE-STOP COLLAR OR WRAP DEVICES ATTACHED TO ASSEMBLY AROUND COMBUSTIBLE PLASTIC PIPE (CLOSED AND OPEN PIPING SYSTEMS), THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI OF #42 AND CP465 FIRE-STOP COLLAR, CP465 WRAP STRIP	
2. TREMCO TREMSTOP D COMBUSTIBLE PIPE INTUMESCENT DEVICE SYSTEM AND TREMSTOP WS WRAP STRIP	
3. ULTRA PLAST PIPE DEVICES AND FIRE BARRIER FS-105+ WRAP STRIP	
4. SSI SSS FIRE-STOP COLLAR AND INTUMESCENT SSW WRAP STRIP	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
F. MATERIALS USED FOR LARGE SIZE/COMPLEX PENETRATIONS MADE TO ACCOMMODATE MULTIPLE, STEEL AND COPPER PIPES, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS 657 FIRE BLOCK	
2. TREMCO FS 657-STOP PILLOWS	
4. SSI SSS INTUMESCENT SHEET	
5. SSI SSS FIRE-STOP PILLOWS	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
G. NON CURING, RE-PENETRABLE MATERIALS USED FOR LARGE SIZE/COMPLEX PENETRATIONS MADE TO ACCOMMODATE MULTIPLE STEEL AND COPPER PIPES, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS 657 FIRE BLOCK	
2. TREMCO FS 657-STOP PILLOWS	
4. SSI SSS INTUMESCENT SHEET	
5. SSI SSS FIRE-STOP PILLOWS	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
H. PROVIDE A FIRE-STOP SYSTEM WITH AN "F" RATING AS DETERMINED BY UL 1479 or ASTM E814. THE F RATING MUST BE A MINIMUM OF ONE (1) HOUR, BUT NOT LESS THAN THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.	
END OF SECTION	
VALVES	
PRODUCTS	
1. GATE, GLOBE AND CHECK VALVES SHALL BE WATTS, MUELLER, GRINNELL, CRANE, HAMMOND, JENKINS, MILWAUKEE, NIBCO, PONELL OR STOCKHAM AND SHALL ALL BE BY THE SAME MANUFACTURER.	
2. BALL VALVES SHALL BE, AS MANUFACTURED BY APOLLO OR ANY OF THE MANUFACTURERS LISTED HEREIN FOR GATE, GLOBE AND CHECK VALVES.	
3. EACH TYPE OF VALVE (GATE, BALL, GLOBE, CHECK, ETC.) TO BE BY A SINGLE LISTED MANUFACTURER WHEN AVAILABLE.	
4. ALL VALVES NOT ACCESSIBLE FOR OPERATION WITH A STANDARD 7 FOOT LADDER OR IN OBSTRUCTED/RESTRICTED ACCESS LOCATIONS SHALL BE PROVIDED WITH REMOTE CHAIN OPERATORS.	
5. WHERE ANY CONTROL/SHUT-OFF VALVES (GATE, BALL, BUTTERFLY, BALANCE/STOP, GLOBE, ETC.) ARE PROVIDED FOR PIPING INSTALLATION INCLUDING INSULATION COVER THEY SHALL BE PROVIDED WITH EXTENSIONS BY THE VALVE MANUFACTURER AS REQUIRED FOR UN-RESTRICTED FULL RANGE OPERATION WITH DAMAGE TO THE INSULATION.	
1.6 BALL VALVES	
A. 2-1/2" SIZE AND SMALLER SHALL BE THREE-PIECE BRONZE BODY BALL VALVE WITH THREADED CONNECTIONS, TEFLON SEALS, CONVENTIONAL PORT, BLOWOUT PROOF STEM, ADJUSTABLES PADDING GLAND, CHROME PLATED BRONZE BALL AND LEVER HANDLE LABELED FOR SERVICE CONTROLLED, RATED FOR 150 PSIG SWP & 400 WOG. VALVES SHALL BE SUITABLE FOR COMPLETE SERVICE WITHOUT DISSEMBLING THE PIPING SYSTEM.	
B. 2-1/2" SIZE AND SMALLER SHALL BE TWO-PIECE BRONZE BODY BALL VALVE WITH THREADED CONNECTIONS, UNION CONNECTION BODY, TEFLON SEALS, CONVENTIONAL PORT, BLOWOUT PROOF STEM, ADJUSTABLES PADDING GLAND, CHROME PLATED BRONZE BALL AND LEVER HANDLE LABELED FOR SERVICE CONTROLLED, RATED FOR 150 PSIG SWP & 400 WOG.	
1.7 UNLESS INDICATED OTHERWISE, DRAIN VALVES SHALL BE PROVIDED LATERAL BALL VALVES AS SPECIFIED HEREIN.	
1.8 BUTTERFLY VALVES	
A. 2-1/2" TO 20" SIZE SHALL BE CAST OR DUCTILE IRON VALVE, FURNISH WITH LUG PATTERN BODY, ALUMINUM BRONZE DISC, STAINLESS STEEL STEM, EPDM SEAT, EXTENDED NOOK FOR FULL "T" INSULATION, AND POSITIVE SHUT OFF AT 175 PSIG W.O.G. (2-1/2") AND 150 PSIG W.O.G. (14"-20").	
B. 5" AND SMALLER SHALL HAVE MINIMUM 10 POSITION LEVER ACTUATORS, WITH POSITIVE LATCHING AND POSITION INDICATOR. VALVES 6" AND LARGER SHALL HAVE WORK GRAB ACTUATOR.	
C. VALVES USED ON OUTLETS OF DEVICES FOR BALANCE PURPOSES SHALL HAVE AN ADJUSTABLE MEMORY STOP (POSITION LOCK). A NOTCHED OPERATOR BY ITSELF IS NOT CONSIDERED A MEMORY STOP.	
D. WHEN MTAUCLIP IS SPECIFIED AND UTILIZED, VOTAUCLIP STYLE 300 BUTTERFLY VALVES FOR PIPING 2" TO 12" MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.9 CHECK VALVES	
A. 3" AND LARGER – IRON BODY, BRONZE MOUNTED, HORIZONTAL SWING CHECK WITH BRONZE DISC, FLANGED, 125 LB. S.W.P.	
B. 2-1/2" AND SMALLER – ALL BRONZE, HORIZONTAL SWING CHECK WITH BRONZE OR TFE DISC, SCREWED, 125 LB. S.W.P.	
C. NON-SLAM CHECK VALVES AT PUMPS ONLY – 2-1/2" AND LARGER SHALL BE FLANGED, CAST IRON OR SEMI-STEEL BODY, BRONZE TRIM, CENTER GUIDED LIFT CHECK WITH BRONZE DISC AND STAINLESS STEEL SPRING, 125 LB. S.W.P. 2" AND SMALLER SHALL BE SCREWED, BRONZE CAST IRON OR SEMI-STEEL BODY, BRONZE TRIM, CENTER GUIDED LIFT CHECK WITH BRONZE OR THE DISC AND STAINLESS STEEL OR ALLOY SPRING, 125 LB. S.W.P.	
D. GLOW, MCALEER, MUELLER OR METRAFLEX NON-SLAM CHECK VALVES ARE ACCEPTABLE MANUFACTURERS AS WELL AS PREVIOUSLY LISTED MANUFACTURERS.	
1.10 BALANCING VALVES – 1-1/2" AND LARGER TO BE CAST IRON BODY, BOLTED COVER, PERMANENTLY LUBRICATED BALL CENTRIC VALVES, WITH 175 LB. W.O.G. PRESSURE RATING. FURNISH WITH SCREWED CONNECTIONS UP TO AND INCLUDING 2-1/2" SIZE, FLANGES FOR SIZE 3" AND LARGER. VALVES AS MANUFACTURED/PROVIDED BY WATTS, B & G, HOMESTEAD OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.11 BALANCE FITTINGS – 1-1/4" AND SMALLER TO BE BRONZE CONSTRUCTION, UNION BODY, STRAIGHTWAY OR GLOBE PATTERN, WITH 175 LB. W.O.G. PRESSURE RATING. FITTINGS AS MANUFACTURED/PROVIDED BY WATTS, B & G, DUNHAM-BUSH/WESTER, THURSH OR SARCO MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.12 COMBINATION BALANCE AND STOP VALVES – SPRAX SARCO "BALANCE MASTER" GLOBE VALVE WITH ADJUSTABLE STOP, BRONZE CONSTRUCTION, SCREWED CONNECTIONS, AND 300 LB. W.O.G. PRESSURE RATING. SIMILAR VALVES (INCLUDING PLUG VALVES) AS MANUFACTURED/PROVIDED BY B & G, WATTS, ILLINOIS, DUNHAM-BUSH/WESTER, HOMESTEAD, OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.13 NATURAL GAS SHUT-OFF VALVES	
A. 1-1/2" AND SMALLER; CLASS 150 BRASS/BRONZE CONSTRUCTION, FLAT HEAD, FULL PORT PLUG AND WASHER WITH THREADED CONNECTIONS.	
B. 2" AND LARGER; CLASS 150 CAST IRON/STEEL BODY CONSTRUCTION LUBRICATED FULL-PORT PLUG WITH FLANGED CONNECTIONS. FURNISH WITH LEVER HANDLE OPERATOR.	
C. PLUG VALVES AS MANUFACTURED/PROVIDED BY MILIKEN, STOCKTON, HOMESTEAD OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	

PIPING SPECIALTIES	
PRODUCTS	
1.1 THERMOMETERS – THERICE "INDUSTRIAL TYPE" RED READING MERCURY THERMOMETER WITH 9" CAST ALUMINUM CASE, FRONT DOUBLE-STRENGTH CLEAR GLASS WINDOW, STRAIGHT OR ANGLE PATTERN AS REQUIRED. PROVIDE BRASS SEPARABLE SOCKET, ASHROFT, MARSH, WEISS OR PALMER OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION. RANGES AS INDICATED ON THE DRAWINGS.	
1.3 PRESSURE GAUGES – WEISS 4PGA-L, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK AND PIGTAIL. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.4 ALTITUDE GAUGES – WEISS SERIES AG-1, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.5 COMPOUND GAUGES – WEISS 4PGA-L, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.6 PETE'S PLUG –	
A. 1/4" MPT FITTING TO RECEIVE EITHER A TEMPERATURE OR PRESSURE PROBE, 1/8" O.D. FITTING AND CAPS SHALL BE BRASS WITH VALVE CORE OF NORDREL, RATED AT 1000 PSIG. THIS CONTRACTOR SHALL FURNISH TO THE OWNER THE FOLLOWING:	
1. TWO (2) PRESSURE GAUGE ADAPTERS WITH 1/8" O.D. PROBES.	
2. TWO (2) COMPOUND GAUGES, RANGE 0-100 PSI AND 0-230 FT. HD. EACH.	
3. TWO (2) 5" STEM THERMOMETERS, RANGE -40°F TO 160°F.	
4. TWO (2) 5" STEM THERMOMETERS, RANGE 25°F TO 125°F.	
5. TWO (2) 5" STEM THERMOMETERS, RANGE 50°F TO 220°F.	
6. TWO (2) 5" STEM THERMOMETERS, RANGE 0°F TO 50°F.	
B. PROVIDE XL (EXTRA LONG) TYPE PETE'S PLUG IN INSULATED LINES.	
C. SISCO PLUGS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.7 STRAINERS	
A. ALL WATER LINES – SARCO STYLE IF-125 (FLANGED) OR IT (THREADED) 125 PSIG, Y-PATTERN, CAST IRON BODY WITH PERFORATED BRASS SCREEN FOR WATER. THREADED FOR 2-1/2" AND SMALLER, FLANGED FOR 3" AND LARGER.	
B. ARMSTRONG, MUELLER, METRAFLEX, OR O.C. KECKLEY STRAINERS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	
EXCAVATION & BACKFILL	
PRODUCTS	
1.1 BACKFILL MATERIAL	
A. EARTH FILL: SOIL AS APPROVED BY ARCHITECT AND SOILS ENGINEER, FREE OF ORGANIC SOIL, SOIL, ROOTS, WOOD, RUBBISH, DEBRIS, LUMPS OR EXCESSIVE AMOUNTS OF CLAY AND ROCKS GREATER THAN 2" IN DIAMETER, CAPABLE OF BEING COMPACTED INTO DENSE AND STABLE CONDITION AS SPECIFIED.	
B. GRANULAR FILL:	
1. STRUCTURAL:	
a. COARSE, BANK-RUN SAND AND GRAVEL, HAVING UNIFORM MIXTURE OF SAND AND GRAVEL, CAPABLE OF BEING COMPACTED INTO DENSE AND STABLE CONDITION AS SPECIFIED, AND FREE OF ORGANIC SOIL, SHALE, LUMPS OR EXCESSIVE AMOUNTS OF CLAY, AND OTHER FOREIGN SUBSTANCES. NOTE: 100% OF MATERIAL MUST PASS #2 SIEVE AND HAVE LESS THAN 20% PASSING #200 SIEVE AS APPROVED BY SOILS ENGINEER.	
b. FINE, "6X" BY AMERICAN AGGREGATES; A FINELY GRADED CRUSHED STONE AND STONE BY-PRODUCT FROM AGRY-BEING CRUSHED, PASSING THE #200 SIEVE. MATERIAL TO BE OF LOW SOLUBILITY AS APPROVED BY SOILS ENGINEER.	
2. SLAB SUB-BASE: PROVIDE UNDER ALL INTERIOR CONCRETE SLABS ON GRADE.	
a. 0007 703, SIZE #304 CRUSHED OR UNCRUSHED STONE.	
b. SURFACE CHOKER WITH SAND OR FINES TO PREVENT DAMAGE TO VAPOR BARRIER.	
3. DRAINAGE: 0007 703, SIZE #467, WASHED AND UNIFORMLY GRADED MIXTURE OF UNCRUSHED GRAVEL, WITH 100% PASSING A 2-INCH SIEVE, AND NOT MORE THAN 5% PASSING #4 #4 SIEVE.	
C. UNDER FOOTINGS AND FOUNDATIONS: CONCRETE.	
D. AROUND UNDERGROUND CONCRETE, FIBERGLASS OR PLASTIC TANKS, BASINS, INTERCEPTORS AND SIMILAR STRUCTURES: PEA GRADE UNLESS INDICATED OTHERWISE BY THE EQUIPMENT MANUFACTURER.	
E. PLASTIC GAS OR WATER SERVICE PIPE. SOIL FREE OF LARGE ROCKS, BUILDING MATERIALS, ETC., THAT MIGHT CAUSE DAMAGE TO THE PLASTIC PIPE.	
END OF SECTION	
SLEEVES & COLLARS	
PRODUCTS	
1.1 SLEEVE MATERIAL: BLACK STEEL PIPE, MACHINE CUT, LARGE ENOUGH TO ALLOW 1/4" CLEARANCE ALL AROUND PIPE (AROUND PIPE COATING COVERING ON INSULATED PIPING), USE MACHINE CUT COPPER SLEEVES FOR UN-INSULATED COPPER PIPE.	
2.2 SLEEVES PASSING THROUGH FIRE RATED WALLS OR FLOORS TO BE IN ACCORDANCE WITH COLLAR/ESCUTCHEONS TO BE PIPE FRICITION-FIT CONVEX BRASS WITH A POLISHED CHROME FINISH.	
END OF SECTION	
INSERTS, PIPE HANGERS & SUPPORTS	
PRODUCTS	
1.1 HANGERS	
A. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 2" SIZE AND SMALLER SHALL BE SIMILAR TO GRINNELL FIGURE CT-99 ADJUSTABLE CARBON STEEL PIPE RING WITH COPPER PLATING & SUPPORT ROD.	
B. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 2-1/2" TO 4" SIZE SHALL BE SIMILAR TO GRINNELL FIGURE CT-65 ADJUSTABLE CARBON STEEL CLEVIS WITH COPPER PLATING & SUPPORT ROD.	
C. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 6" SIZE & LARGER SHALL BE SIMILAR TO GRINNELL FIGURE 260 ADJUSTABLE CARBON STEEL CLEVIS WITH DIELECTRIC SLEEVE/PROTECTION & SUPPORT ROD.	
D. WHEN COPPER LINES ARE INSULATED AND HANGERS ARE SIZED FOR OUTSIDE OF INSULATION, PROVIDE STEEL HANGERS AS DESCRIBED BELOW.	
E. HANGERS FOR STEEL LINES 2" SIZE AND SMALLER SHALL BE SIMILAR TO GRINNELL FIGURE 97 ADJUSTABLE GALVANIZED STEEL BAND PIPE RING WITH SUPPORT ROD.	
F. HANGERS FOR STEEL LINES 2-1/2" SIZE AND LARGER SHALL BE SIMILAR TO GRINNELL FIGURE 260 ADJUSTABLE HEAVY DUTY CARBON STEEL CLEVIS WITH SUPPORT ROD.	
G. HANGERS FOR DOMESTIC COLD WATER, STORM, VACUUM PUMP EXHAUST & AIR COMPRESSOR INTAKE PIPING SHALL BE SIZED FOR QUATER DRAIN, FULL RADIUS, 180 DEGREE, 1/2" MINIMUM CONTINUOUS THROUGH THE HANGER. FURNISH HALF-ROUND GALVANIZED SHEET METAL PROTECTORS SIMILAR TO GRINNELL FIGURE 167 FOR ROUNG 1-1/4" AND LARGER WITH RUN-THROUGH INSULATION COVER.	
H. HORIZONTAL DRAIN, SOIL, WASTE & VENT PIPE TO BE SUPPORTED USING GRINNELL FIG. 260 ADJUSTABLE CARBON STEEL CLEVIS WITH SUPPORT ROD.	
I. TRAPEZE HANGER ASSEMBLIES TO BE LISTED STEEL "C" CHANNEL SIMILAR TO ANVL STRUT WITH INTEGRATED PIPE CLAMPS & ALL THREAD SUPPORT RODS. PROVIDE PROTECTIVE GROMMET/LINER FOR CLAMP ATTACHMENT TO EXPOSED PIPING. SUPPORT ROD SIZING TO BE IN ACCORDANCE WITH THE CHANNEL MANUFACTURER'S RECOMMENDATIONS FOR THE APPLICABLE PIPING QUANTITIES & SIZES AT EACH INSTALLATION.	
J. WALL BRACKETS TO BE SIMILAR TO GRINNELL FIGURE NO. 195.	
1.3 RISER CLAMPS TO BE SIMILAR TO GRINNELL FIGURE NO. 261. CLAMPS IN DIRECT CONTACT WITH COPPER PIPING TO BE GRINNELL FIGURE NO. CT-110C WITH DIELECTRIC PROTECTION COATING.	
1.5 HANGER SUPPORT RODS TO BE LISTED ALL-THREAD TYPE SIZED IN ACCORDANCE WITH THE HANGER MANUFACTURER'S RECOMMENDATIONS FOR ASSOCIATED PIPING.	
1.6 CLAMPS & INSERTS TO BE LISTED ASSEMBLIES PROVIDED BY THE HANGER MANUFACTURER FOR THE CORRESPONDING SUPPORT ROD.	
1.7 HANGERS, SUPPORTS & ACCESSORIES AS MANUFACTURED/PROVIDED BY GRINNELL, B-UNION, MICHIGAN, PAF MANUFACTURING, ERICO, ANVIL OR MODERN PIPE HANGERS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	
PLUMBING INSULATION	
PRODUCTS	
1.1 INSULATING MATERIALS, INCLUDING JACKETS, CEMENTS, ADHESIVES, VAPOR BARRIERS, ETC., SHALL BE LISTED WITH A FULL RADIUS RATING NOT TO EXCEED 25, AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED 50. ALL EXTERIOR FINISHES SHALL HAVE A MINIMUM SERVICE TEMPERATURE LIMIT (FS7M 70) OF MINUS 30 TO 220 DEGREES F.	
2.2 MOLDED PLASTIC FITTING COVERS SHALL BE UL LISTED, WITH A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED 50.	
3. INSULATION THICKNESSES ARE BASED ON INSULATION HAVING THERMAL RESISTANCE IN THE RANGE OF 4.0 HRS F T2/BTU TO 4.6 HRS F T2/BTU PER INCH OF "THICKNESS" AND FLAT SURFACE WITH CLASS 125 FLANGE AND GASKET CONNECTIONS. COMPLETE INSTALLATION TO BE RATED FOR 175 PSIG WORKING PRESSURE. TEE DRILL MECHANICAL JOINTS MAY BE UTILIZED FOR BRANCH TAKE-OFFS PROVIDED THEY ARE LISTED/APPROVED EXTRUDED TYPE, IN COMPLIANCE WITH THE REQUIREMENTS OF ALL REVIEW, INSPECTION AND APPROVAL AUTHORITIES, CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE.	
B. BELOW GROUND PIPING 2" DIAMETER AND SMALLER TO BE LISTED/APPROVED TYPE K SOFT COPPER TUBING IN A SINGLE LENGTH WITH NO IN-LINE COUPLINGS OR JOINTS, AND A MINIMUM NUMBER OF FITTINGS (REQUIRED BY BRANCH TAKE-OFFS, IF ANY) UNLESS INDICATED OTHERWISE. FITTINGS (IF REQUIRED) TO BE WROG COPPER WITH SOCKET SOLDER BRAZED CONNECTIONS. COMPLETED INSTALLATION TO BE RATED FOR 175 PSIG WORKING PRESSURE. MINIMUM REQUIRED THROUGH HANGER BELOW SLAB ON GRADE TO BE INSTALLED IN A SCHEDULE 40 PVC 3" DIAMETER CONDUIT. INSTALL CONDUIT FROM 2" ABOVE SLAB AT ENTRY/EXIT POINTS, AND USE LONG SWEEP ELBOWS FOR 90 DEGREE TURN. MINIMUM DIAMETER SHALL BE 1/2" ABOVE PIPING. UNLESS INDICATED OTHERWISE, HORIZONTAL PIPING AND CONDUIT BELOW SLAB TO RUN IN A STRAIGHT LINE DIRECT FROM ENTRY TO EXIT POINTS.	
END OF SECTION	
DOMESTIC WATER PIPING SYSTEMS	
PRODUCTS	
1.1 PIPE AND FITTINGS	
A. ABOVE GROUND PIPING UP TO AND INCLUDING 6" SIZE TO BE TYPE L HARD DRAWN COPPER TUBE WITH WROG COPPER FITTINGS AND SOCKET SOLDER JOINTS AND CONNECTIONS. PIPING LARGER THAN 4" SIZE MAY BE SCHEDULE 40 GALVANIZED STEEL PIPE AND FLAT WITH CLASS 125 FLANGE AND GASKET CONNECTIONS. COMPLETE INSTALLATION TO BE RATED FOR 175 PSIG WORKING PRESSURE. TEE DRILL MECHANICAL JOINTS MAY BE UTILIZED FOR BRANCH TAKE-OFFS PROVIDED THEY ARE LISTED/APPROVED EXTRUDED TYPE, IN COMPLIANCE WITH THE REQUIREMENTS OF ALL REVIEW, INSPECTION AND APPROVAL AUTHORITIES, CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE.	
B. BELOW GROUND PIPING 2" DIAMETER AND SMALLER TO BE LISTED/APPROVED TYPE K SOFT COPPER TUBING IN A SINGLE LENGTH WITH NO IN-LINE COUPLINGS OR JOINTS, AND A MINIMUM NUMBER OF FITTINGS (REQUIRED BY BRANCH TAKE-OFFS, IF ANY) UNLESS INDICATED OTHERWISE. FITTINGS (IF REQUIRED) TO BE WROG COPPER WITH SOCKET SOLDER BRAZED CONNECTIONS. COMPLETED INSTALLATION TO BE RATED FOR 175 PSIG WORKING PRESSURE. MINIMUM REQUIRED THROUGH HANGER BELOW SLAB ON GRADE TO BE INSTALLED IN A SCHEDULE 40 PVC 3" DIAMETER CONDUIT. INSTALL CONDUIT FROM 2" ABOVE SLAB AT ENTRY/EXIT POINTS, AND USE LONG SWEEP ELBOWS FOR 90 DEGREE TURN. MINIMUM DIAMETER SHALL BE 1/2" ABOVE PIPING. UNLESS INDICATED OTHERWISE, HORIZONTAL PIPING AND CONDUIT BELOW SLAB TO RUN IN A STRAIGHT LINE DIRECT FROM ENTRY TO EXIT POINTS.	
END OF SECTION	

2.1 COVER COLD WATER, VACUUM PUMP EXHAUST, AIR COMPRESSOR INTAKE, STORM AND SANITARY PIPING; AND BOTTOM OF STORM AND SANITARY DRAIN INLETS AS FOLLOWS:

A. COVER WITH MINIMUM 1/2" THICKNESS GLASS FIBER PIPE INSULATION.

B. BUTT ALL EDGES OF INSULATION AND SEAL ALL LONGITUDINAL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT, SIMILAR TO FOSTER NO. 85-20; OR FURNISH WITH MANUFACTURER'S INTEGRAL SELF-SEALING LAPS.

C. FITTINGS AND MECHANICAL COUPLINGS SHALL BE WRAPPED WITH COMPRESSED FIBER GLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE COVERING, AND COVERED WITH A LISTED MOLDED PLASTIC FITTING.

D. ALL APPURTENANCES AND ACCESSORIES SUCH AS VALVES, FLANGES, UNIONS, ETC., INSTALLED IN REFERENCED PIPING (WITH THE EXCEPTION OF BACKFLOW PREVENTION ASSEMBLIES LISTED AT THE END OF THIS PARAGRAPH) SHALL BE WRAPPED WITH FULL THICKNESS INSULATION AND COVERED WITH A LISTED MOLDED PLASTIC FITTING COVER; OR AN OPEN MESH GLASS CLOTH SHALL BE APPLIED OVER WET MASTIC, AND COVERED WITH A SECOND COAT OF FIRE RESISTANT MASTIC. BACKFLOW PREVENTION ASSEMBLIES WHICH REQUIRE PERIODIC INSPECTION, TESTING AND/OR MAINTENANCE SHALL NOT BE PROVIDED WITH INSULATION COVER, UNLESS THESE ASSEMBLIES ARE IN WATER SENSITIVE LOCATIONS, SUCH AS ABOVE LAY-IN CEILINGS. IF LISTED BACKFLOW PREVENTION ASSEMBLIES ARE IN WATER SENSITIVE LOCATIONS, FURNISH COVER COMPLYING WITH THIS SPECIFICATION THAT ALLOWS REMOVAL AND REPLACEMENT AS NECESSARY FOR REQUIRED ACCESS.

E. USE 12" LONG SECTIONS OF CALCIUM SILICATE RIGID INSULATION, WITH JACKET SAME AS ADJACENT PIPE COVERING FOR TRANSFER OF SUPPORT TO PIPING AT EACH HANGER, WITHOUT STRESS TO THE PIPE COVERING ASSEMBLY. AT THE CONTRACTOR'S OPTION, AN APPROVED WOOD OR HIGH-DENSITY (20 LB./CUBIC FOOT) FIBERGLASS BLOCK MAY BE SUBSTITUTED FOR THE RIGID INSULATION SECTION. VAPOR BARRIER TO BE MAINTAINED THROUGHOUT.

2.2 COVER HOT WATER AND HOT WATER RETURN AS FOLLOWS:

A. COVER WITH MINIMUM 1" THICKNESS GLASS FIBER PIPE INSULATION.

B. BUTT ALL EDGES OF INSULATION AND SEAL ALL LONGITUDINAL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT, SIMILAR TO FOSTER NO. 85-20; OR FURNISH WITH MANUFACTURER'S INTEGRAL SELF-SEALING LAPS.

C. FITTINGS AND MECHANICAL COUPLINGS SHALL BE WRAPPED WITH COMPRESSED FIBER GLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE COVERING, AND COVERED WITH A LISTED MOLDED PLASTIC FITTING.

D. ALL APPURTENANCES AND ACCESSORIES SUCH AS HANGERS, VALVES, FLANGES, UNIONS, ETC., INSTALLED IN REFERENCED PIPING SHALL NOT BE COVERED. COVER SHALL BE INTERRUPTED TO ALLOW DIRECT HANGER SUPPORT OF REFERENCED PIPING. ALL INSULATION COVERS TERMINATION POINTS SHALL BE STOPPED WITH AN EVEN FLAT SURFACE PERPENDICULAR TO PIPING, SEALED WITH FOSTER "TIGHT-FIT" COATING.

2.4 COVER SPECIFIC PIPING INSTALLATION TYPES AS FOLLOWS:

A. INSULATE WITH ELASTOMERIC PIPE INSULATION OF THE FOLLOWING THICKNESS:

1. DOMESTIC HOT WATER – 1"

2. HOT WATER RETURN – 1 1/2"

3. DOMESTIC COLD WATER – 1/2"

B. COVER VALVES, UNIONS, FLEXIBLE CONNECTIONS AND APPURTENANCES IN ALL COLD WATER LINES.

C. SEAL ALL BUTT JOINTS WITH ARMSTRONG NO. 520 ADHESIVE.

D. FITTINGS SHALL BE COVERED WITH ELASTOMERIC INSULATION TO THE SAME THICKNESS AS ADJACENT PIPE. SEAL ALL JOINTS WITH ARMSTRONG NO. 520 ADHESIVE.

E. INSTALL A RIGID ELASTOMERIC INSERT BETWEEN PIPE AND HANGER AT EACH PIPE HANGER TO PREVENT EXCESSIVE COMPRESSION OF THE ELASTOMERIC INSULATION. AT THE CONTRACTOR'S OPTION, CORK STOPPERS OR WOOD BLOCKS MAY BE INSTALLED AT EACH HANGER. VAPOR BARRIER TO BE MAINTAINED THROUGHOUT.

END OF SECTION

PLUMBING GENERAL

PRODUCTS

1.1 WHERE ITEMS/ELEMENTS ARE INDICATED HEREIN TO BE LISTED/APPROVED, THE INTENT OF THIS SPECIFICATION IS THAT SAID ITEM/ELEMENT SHALL BE LISTED BY ALL APPLICABLE MATERIAL/CONSTRUCTION STANDARDS, AND SUBJECT TO FINAL APPROVAL (INCLUDING METHODS OF INSTALLATION) BY ALL REVIEW/INSPECTION/APPROVAL AUTHORITIES.

UNLESS INDICATED OTHERWISE, ALL PLUMBING CONTRACT ITEM/ELEMENTS (PIPE, FITTINGS, VALVES, COUPLERS, FITTINGS, ETC.) SHALL BE LISTED BY ALL APPLICABLE STANDARDS, PERFORMANCE, TESTING AND METHODS OF INSTALLATION TO BE AS LISTED/APPROVED BY ALL REVIEW/INSPECTION/INSTALLATION STANDARDS FOR SAME, AND IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REVIEW/INSPECTION/APPROVAL AUTHORITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STANDARDS AND AUTHORITIES REFERENCED IN THIS SPECIFICATION. ALL STANDARDS AND/OR REQUIREMENTS OF THE ITEM/ELEMENT MANUFACTURER'S RECOMMENDATIONS, AS CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE, SHALL BE FOLLOWED.

UNLESS INDICATED OTHERWISE, ALL PLUMBING PIPING SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS (PER APPLICABLE CODES) AND DIMENSIONS/TOLERANCES, TYPE OF SERVICE/TRANSMISSION MEDIUM (WATER, AIR, GAS, ETC.) AND METHODS OF INSTALLATION (AS APPLICABLE), AND SHALL BE SO LISTED. FINAL APPROVAL FOR USE IS SUBJECT TO THE REQUIREMENTS OF ALL REVIEW/INSPECTION/APPROVAL AUTHORITIES.

A. STEEL PIPE, STEEL, MALLEABLE AND CAST IRON FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASSE STANDARDS. IN ADDITION, WHERE UTILIZED FOR POTABLE WATER SERVICE, ALL ELEMENTS SHALL BE PER APPLICABLE NSF AND ASTM A53 (FOR CARBON STEEL) STANDARDS.

D. CAST IRON PIPE, FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASSE/CPIS STANDARDS.

E. COPPER/COPPER ALLOY/BRASS PIPE/TUBE, FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASSE STANDARDS. IN ADDITION, WHERE UTILIZED FOR POTABLE WATER SERVICE, ALL ELEMENTS SHALL BE PER APPLICABLE NSF STANDARDS.

1.4 ALL PLUMBING CONTRACT ITEMS/ELEMENTS SHALL HAVE THE MANUFACTURER'S MARK OR NAME, LISTED QUALITY CERTIFICATION, AND ALL OTHER IDENTIFYING MARKS, EMBOSSED, STAMPED OR INDIBLY MARKED ON EACH ITEM/ELEMENT IN ACCORDANCE WITH THE STANDARDS UNDER WHICH THEY ARE ACCEPTED AND APPROVED PER APPLICABLE CODE(S).

1.5 CONNECTIONS TO EXISTING BUILDING UTILITIES SHALL BE MADE WITH APPROVED MATERIALS. TYPES TO BE VERIFIED BY THIS CONTRACTOR IN THE FIELD IN ADVANCE OF WORK.

1.6 PLUMBING UTILITY CONNECTIONS PROVIDED FOR ITEMS OR ELEMENTS NOT INCLUDED IN THE PLUMBING CONTRACT

A. UNLESS INDICATED OTHERWISE, THE PLUMBING CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES FOR ITEMS FURNISHED UNDER SEPARATE CONTRACT. THIS INCLUDES ITEMS WITH CONNECTIONS BY THE PLUMBING CONTRACTOR TO EXISTING UTILITIES UNDER SEPARATE CONTRACT.

B. UNLESS INDICATED OTHERWISE, FITTINGS TRAPS ABOVE FLOOR SLAB CONNECTED TO THE SANITARY WASTE SYSTEM SHALL BE CAST BRASS P-TRAPS WITH INTEGRAL CLEANOUT; P-TRAPS BELOW FLOOR SLAB TO BE CAST IRON, SLEEPCLEAN. SEE PLANS FOR SIZES.

C. UNLESS INDICATED OTHERWISE, FITTINGS TRAPS CONNECTED TO WASTE OR RAIN SYSTEMS OTHER THAN THE SANITARY WASTE SYSTEM SHALL BE OF SAME MATERIAL AND TYPE AS THE TRAPS CONNECTED TO THE SANITARY PIPING SYSTEM. P-TRAP OR S-TRAP TO BE PROVIDED AS INDICATED ON PLANS.

D. UNLESS INDICATED OTHERWISE, ALL WASTE AND DRAIN ROUGH-IN FOR FUTURE SLAB TERMINATE WITH A SHORT NIPPLE AND CAP AND NO TRAP.

E. UNLESS INDICATED OTHERWISE, SUPPLY ROUGH-INS TO BE FURNISHED WITH ACCESSIBLE SLOPE AT EACH ENTRY POINT TO THE SYSTEM. SUPPLY ROUGH-INS FOR SINKS, LAVATORIES, ETC.) TO BE ANGLE TYPE COMPRESSION STOPS. SHUT-OFFS AT SUPPLY ROUGH-INS FOR EQUIPMENT OR OTHER ELEMENTS (HVAC, FOOD SERVICE, OR OTHER EQUIPMENT) TO BE 90° ELBOWS. SUPPLY ROUGH-INS FOR 1/2" OR 1/4" PSIG WORKING PRESSURE. ALL PIPING 1" DIAMETER SIZE AND SMALLER BELOW SLAB ON GRADE TO BE INSTALLED IN A SCHEDULE 40 PWC 3" DIAMETER CONDUIT. INSTALL 1/2" DIAMETER 2' ABOVE SLAB ENTRY POINTS AND 1/4" DIAMETER 1' ABOVE SLAB ENTRY POINTS FOR VERTICAL RISE/DROP FROM 0' TO BELOW SLAB. UNLESS INDICATED OTHERWISE, ALL PIPING ABOVE AND BELOW SLAB TO RUN IN A STRAIGHT LINE DIRECTLY FROM ENTRY TO EXIT POINTS.

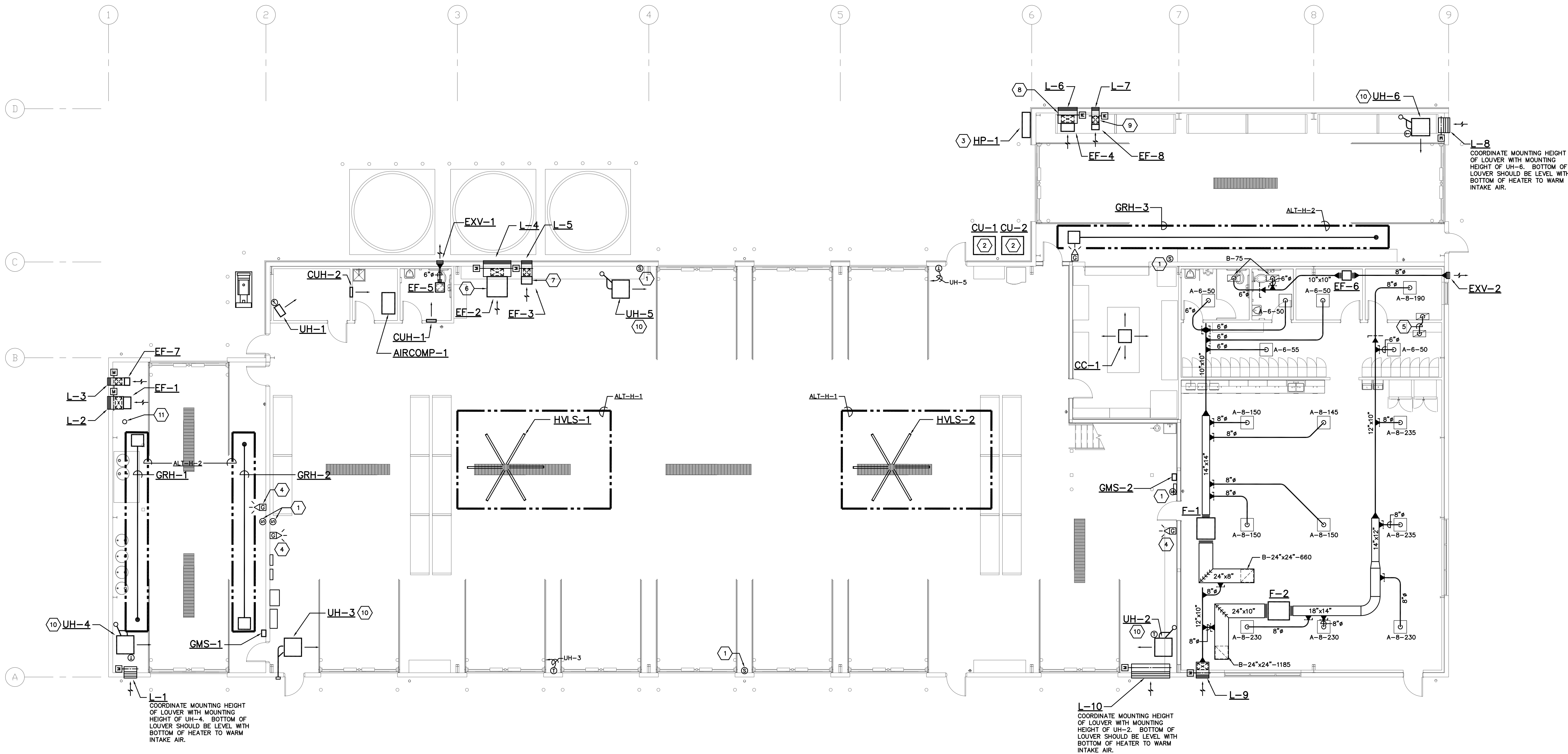
DOMESTIC WATER PIPING SYSTEMS

PRODUCTS

1.1 PIPE AND FITTINGS

A. ABOVE GROUND PIPING UP TO AND INCLUDING 6" SIZE TO BE TYPE L HARD DRAWN COPPER TUBE WITH WROT COPPER COUPLERS AND SOCKET SOLDER JOINTS AND 1/2" DIAMETER 2' ABOVE SLAB ENTRY POINTS AND 1/4" DIAMETER 1' ABOVE SLAB ENTRY POINTS AND FITTINGS WITH CLASS 125 FLANGE AND GASKET CONNECTIONS. COMPLETED WITH 1/2" DIAMETER 2' ABOVE SLAB ENTRY POINTS AND 1/4" DIAMETER 1' ABOVE SLAB ENTRY POINTS. SADDLE CONNECTIONS MAY BE UTILIZED FOR BRANCH TAKE-OFFS, PROVIDED THEY ARE LISTED/APPROVED EXTRUDED TYPE, IN COMPLIANCE WITH THE REQUIREMENTS OF ALL REVIEW/INSPECTION/INSTALLATION STANDARDS, AND CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE.

B. BELOW GROUND PIPING 2" DIAMETER AND SMALLER TO BE LISTED/APPROVED TYPE K SOFT COPPER TUBING IN A SINGLE LENGTH WITH NO IN-LINE COUPLINGS OR JOINTS, AND 1/2" DIAMETER 2' ABOVE SLAB ENTRY POINTS AND 1/4" DIAMETER 1' ABOVE SLAB ENTRY POINTS. FITTINGS (IF REQUIRED) TO BE WROT COPPER WITH SOCKET SOLDER JOINTS. SADDLE CONNECTIONS MAY BE UTILIZED FOR BRANCH TAKE-OFFS, PROVIDED THEY ARE LISTED/APPROVED EXTRUDED TYPE, IN COMPLIANCE WITH THE REQUIREMENTS OF ALL REVIEW/INSPECTION/INSTALLATION STANDARDS, AND CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE.



HVAC PLAN
SCALE: 1/8"=1'-0"

CODED NOTES

1. CO AND NOx SENSOR MOUNTED AT 5'-0" A.F.F.
2. MOUNT CONDENSING UNIT ON 4" CONCRETE HOUSEKEEPING PAD.
3. MOUNT HEAT PUMP UNIT ON 4" CONCRETE HOUSEKEEPING PAD.
4. HORN STROBE FOR GAS MONITORING SYSTEM.
5. PROVIDE 8" ROUND TRANSFER AIR DUCT BETWEEN GRILLES.
6. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 24"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 15'-0" A.F.F..
7. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 18"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 15'-0" A.F.F..
8. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 24"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 14'-0" A.F.F..
9. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 12"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 14'-0" A.F.F..
10. MOUNT HEATER AT 8'-0" A.F.F.. CONSULT WITH OWNER ON FINAL MOUNTING HEIGHT.
11. PROVIDE TYPE "B" VENT WITH CROSS SECTION EQUAL TO THAT OF THE FLUE COLLAR OR DRAFT HOOD OUTLET FOR VENTING OF COMBUSTION GASES FROM GAS FIRED HOTSY PRESSURE WASHER.

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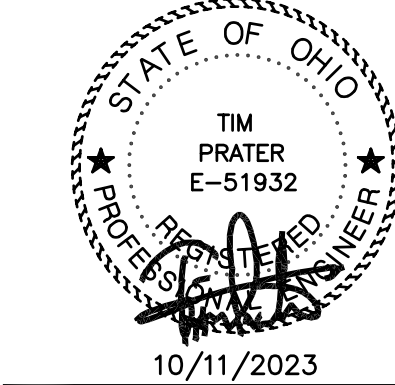
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PROJECT STATUS

Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

HVAC PLAN

H1.1

H1.1-23132.DWG

PRATER

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DESIGNED BY D. PRATER	DRAWN BY D.P.	CHECKED BY -	JOB NUM. 23132
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AIR TERMINAL SCHEDULE	
BOUND AND SQUARE DIFFUSERS: TYPE OF OUTLET SIZE OF OUTLET (NECK SIZE DIAMETER FOR DIFFUSERS)	A - 8 - 300 AIR QUANTITY IN C.F.M. (DIFF. & REG. ONLY)
	ARCHITECT SHALL SELECT AIR DEVICE COLOR.
LINEAR DIFFUSERS: NUMBER OF SLOTS	C4 - 300 AIR QUANTITY IN C.F.M. (DIFF. & REG. ONLY)
TYPE	DESCRIPTION
A	SUPPLY AIR DIFFUSER, LAY-IN, 24"x24", PRICE MODEL SCDA: DIFFUSERS SHALL HAVE ADJUSTABLE HORIZONTAL-TO-VERTICAL PATTERN WITH EQUALIZING GRID
B	RETURN/EXHAUST AIR GRILLE, LAY-IN, PRICE MODEL 530: 24"x12" UNLESS OTHERWISE NOTED. FURNISH WITH BLADES PARALLEL TO "LONG" DIMENSION.
NOTES: 1. PROVIDE A SHEET METAL PLENUM ABOVE/BEHIND EACH DUCTED GRILLE OR REGISTER FOR MAKING A CONNECTION TO THE BRANCH DUCT. PAINT THE INSIDE OF ALL UNLINED PLENUMS FLAT BLACK. 2. COORDINATE THE GRID FACE DIMENSION OF ALL LAY-IN TYPE CEILING SUSPENSION SYSTEMS WITH THE GENERAL CONTRACTOR. PROVIDE NARROW TEE TYPE DEVICES WHERE REQUIRED.	

HVAC NOTES	
1.	DUCT LAYOUT IS ONLY SCHEMATIC. EXACT LOCATION OF DUCTS TO BE COORD. ON JOB W/ BLDG. STRUCTURE AND WORK OF OTHER CONTRACTORS.
2.	INSTALL ALL DUCTWORK TIGHT TO THE BOTTOM OF THE STRUCTURE FIRE PROOFING OR AS HIGH AS POSSIBLE.
3.	ALL DUCT & PIPING PENETRATIONS THROUGH RATED STRUCTURES SHALL BE FIRESTOPPED. REFER TO ARCH. DRAWINGS FOR LOCATIONS OF FIRE RATED STRUCTURES.
4.	INSTALL BALANCING DAMPERS AS SHOWN AND AS REQ'D FOR PROPER BALANCING OF AIR HANDLING SYSTEMS. REFER TO THE SPECIFICATIONS FOR AIR BALANCING REQUIREMENTS.
5.	PROVIDE AIRTIGHT A.D. IN DUCTS ADJACENT TO ALL AUTOMATIC DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS OR ELSEWHERE AS REQUIRED TO ACCESS DUCT ACCESSORIES.
6.	DUCT DIMENSIONS SHOWN ARE ACTUAL INSIDE OPENING SIZES AND SHALL NOT BE SMALLER WHERE DUCTS ARE LINED, THE OUTSIDE SHEETMETAL DIMENSION MUST BE INCREASED TO COMPENSATE FOR THE DUCT LINER.
7.	NO DUCTWORK OR PIPING IS TO RUN AB. ELEC., TECH. OR TELE. EQUIP.
8.	MOUNT ALL THERMOSTATS 48" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON THE PLANS.
9.	REFER TO ARCH. REFLECTED CLG. PLAN FOR EXACT LOCATION OF DIFFUSERS, GRILLES, ETC.
10.	FLEXIBLE DUCTWORK MAY BE USED AS TERMINAL DUCT ONLY, WITH LENGTHS NOT TO EXCEED 5 FT AND NO MORE THAN ONE (1) 90° ELBOW.
11.	COVER ALL RETURN AIR OPENINGS WITH TEMPORARY FILTER MEDIA. FILTER MEDIA TO BE REMOVED WHEN FUTURE TENANT FINISH PROJECTS ARE COMPLETED.
12.	ALL FIRE DAMPERS, SMOKE DAMPERS & COMBINATION DAMPERS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION DETAILS.
13.	NOTIFY GEN. CONTR. OF SIZE AND LOCATION OF ALL RECESSES AND OPNGS. REQ'D FOR HVAC WORK.

FAN SCHEDULE																			
MANUFACTURER'S MODEL NUMBER BASED ON GREENHECK UNLESS OTHERWISE NOTED. KEY: CENT-CENTRIFUGAL PROP-PROPELLER; F.C-FORWARD CURVED; B.L-BACKWARD INCLINE; A.F-AIR FOL; A.T.L-ACROSS THE LINE; VFD-VARIABLE FREQUENCY DRIVE																			
FAN NO.	LOCATION	FUNCTION	MFR. MODEL NUMBER	FAN TYPE	WHEEL TYPE & SIZE	CFM	TOTAL S.P. W.G.	R.P.M.	TIP SPEED F.P.M.	OUTLET VELOCITY F.P.M.	MAX. SONE RATING	MOTOR H.P.	BHP REQ'D	VOLT	PHASE	TYPE MOTOR STARTING	DAMPERS DRIVE	REMARKS	
GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE	GRILLE
EF-1	WASHBAY	WASHBAY MAX EXHAUST	GREENHECK CSP-A1050	CENT. EXHAUST	F.C. 7.715"	880	0.25"	963	1946	830	1.5	N/A	467 WATTS	120	1	A.T.L.	● ● ●	1 2 6	
EF-2	TRUCK BAY	TRUCK BAY MAX EXHAUST	GREENHECK CSP-A1050	PROP.	PROP. 30.125"	5860	0.50"	1135	8949	1164	32	2.0	0.86	208	1	A.T.L.	● ● ●	2 5 7	
EF-3	TRUCK BAY	TRUCK BAY MIN. EXHAUST	GREENHECK CSP-A510	CENT. EXHAUST	F.C. 7.5"	420	0.25"	1005	1973	955	1.4	N/A	164 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
EF-4	M.O.T. RM	M.O.T. RM MAX EXHAUST	GREENHECK CSP-A1300	CENT. EXHAUST	F.C. 7.5"	1120	0.25"	1193	2343	1077	2.0	N/A	586 WATTS	120	1	A.T.L.	● ● ●	1 2 7	
EF-5	SHOP RR	BATHROOM EXHAUST	GREENHECK SP-B110	CENT. EXHAUST	F.C. 7.94"	75	0.25"	750	1559	395	0.6	N/A	80 WATTS	120	1	A.T.L.	● ● ●	1 2 4	
EF-6	MISC RM	BATHROOM EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	150	0.375"	751	1327	341	0.4	N/A	94 WATTS	120	1	A.T.L.	● ● ●	1 2 3	
EF-7	WASHBAY	WASHBAY MIN. EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	60	0.25"	524	926	136	< 0.3	N/A	29 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
EF-8	M.O.T.	M.O.T. RM MIN. EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	75	0.25"	545	962	170	< 0.3	N/A	33 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
1 SUPPORT FAN FROM OVERHEAD STRUCTURE W/ RUBBER IN SHEAR VIBRATION ISOLATORS 2 FAN TO BE FURNISHED W/ FACTORY MOUNTED VARIABLE SPEED SWITCH FOR BALANCING 3 CONTROLLED BY TIME CLOCK. SCHEDULE TO BE SET BY OWNER 4 FAN CONTROLLED BY LIGHT SWITCH 5 PROVIDE WALL HOUSING, GSHA GUARD AND EXTENDED LUBE LINES. 6 FAN SHALL TURN ON WITH SIGNAL FROM GMS-1. 7 FAN SHALL TURN ON WITH SIGNAL FROM GMS-2. 8 FAN TO RUN CONTINUOUSLY.																			

FURNACE SCHEDULE			
ITEM	F-1	F-2	NOTES:
	CU-1	CU-2	
FURNACE MANUFACTURER	TRANE	TRANE	1. COOLING CAPACITIES BASED ON 80° DB/67° WB ENTERING AIR, 95° AMBIENT AIR TEMPERATURES & 45° MAX. SUCTON TEMPERATURE.
MODEL NUMBER	9BX2B040U3P8BAS9X2B080U4P8BA		2. DISCONNECTS FOR INDOOR UNITS SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR.
SUPPLY AIR CFM	800	1400	3. PROVIDE A DIGITAL ELECTRONIC, 7 DAY PROGRAMMABLE, MANUAL CHANGEDOVER, HARD WIRED THERMOSTAT W/ BUILT IN CYCLE PROTECTOR, AND LOCK OUT.
OUTSIDE AIR CFM	140	215	4. EACH UNIT SHALL BE FURNISHED W/ A FILTER RACK CAPABLE OF HOUSING 1" THICK FILTERS. PROVIDE FRONT PULL FILTER RACKS, 30" SERVICE CLEARANCE IS AT FRONT OF FURNACES ONLY.
EXTERNAL STATIC PRESSURE	0.25"	0.25"	5. PROVIDE UNITS WITH THE FOLLOWING ACCESSORIES FOR LOW AMBIENT COOLING DOWN TO 0°: ACCUMULATOR, CRANKCASE HEATER, EVAPORATOR FREEZE THERMOSTAT, HARD SHUTOFF TVX, ISOLATION RELAY, LIQUID LINE SOLENOID VALVE, LOW AMBIENT SWITCH, AND ALL OTHER ACCESSORIES NECESSARY FOR LOW AMBIENT COOLING. ALL ACCESSORIES THAT ARE SHIPPED LOOSE BY THE MANUFACTURER SHALL BE FIELD INSTALLED BY THE HVAC CONTRACTOR.
FAN MOTOR HP	1/2	3/4	6. CONDENSING UNITS SHALL BE MATCHED WITH THE FAN COIL AND COOLING COIL & HAVE A MINIMUM COMBINATION SEER RATING OF 13.0.
GAS HEATING MBTU - INPUT	40	80	7. VENTILATION AIR FOR EACH FURNACE SHALL BE BALANCED AS SCHEDULED.
GAS HEATING MBTU - OUTPUT	39	77.2	8. EXTEND 3/4" CONDENSATION DRAIN LINE TO FLOOR DRAIN AS SHOWN ON PLANS.
MAXIMUM UNIT AMPS	8.8	10.3	9. CONTRACTOR SHALL SIZE REFRIGERANT LINE SETS PER MANUFACTURER'S REQUIREMENTS.
MAXIMUM FUSE SIZE	15	15	10. ALL FLOOR MOUNTED UNITS TO BE MOUNTED ON MINIMUM 1" THICK NEOPRENE ISOLATION PADS.
VOLTS/PHASE	115/1#	115/1#	11. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTORS.
COOLING COIL MANUFACTURER	TRANE	TRANE	
MODEL NUMBER	4TXCB003DS3CB4TXCB004DS3CB4C		
CONDENSING UNIT MANUFACTURER	TRANE	TRANE	
MODEL NUMBER	4TRR4024N1000A4TRR4042N1000A		
NOMINAL TONNAGE	2	3.5	
TOTAL COOLING CAP. MBTU	23.5	39.1	
SENSIBLE COOLING MBTU	18.1	30.0	
SYSTEM SEER	14.30	14.30	
FAN FLA	0.85	1.05	
COMPRESSOR RLA	10.1	15.4	
COMPRESSOR LRA	52	92.1	
MINIMUM CIRCUIT AMPACITY	13	20	
MAXIMUM FUSE SIZE	20	35	
VOLTS/PHASE	230/1#	230/1#	
REFRIG. LINES SUCT. - LIQ.	R-410	R-410	

ELECTRIC UNIT HEATER SCHEDULE									
MANUFACTURER'S MODEL NUMBER BASED ON TRANE UNLESS OTHERWISE NOTED.									
UNIT NO.	ROOM NO.	FRAME TYPE	MFR. MODEL NUMBER	KW	CFM	MBH	AMPS	VOLT	PHASE
UH-1	PUMP RM	CEILING MOUNTED	QMAR MUH0321	3.0	350	10.2	14.5	240	1
CUH-1	SHOP RR	SURFACE MOUNTED	UHW-021	2.0	-	6.8	-	240	1
CUH-2	UTILITY RM	SURFACE MOUNTED	UHW-021	2.0	-	6.8	-	240	1
1 FURNISH WITH INTEGRAL THERMOSTAT. 2 FURNISH WITH FUSED DISCONNECT SWITCH 3 FURNISH WITH CEILING MOUNTING BRACKET 4 FURNISH WITH APPROPRIATE SLEEVE FOR MOUNTING STYLE									

LOUVER SCHEDULE						
MANUFACTURER'S MODEL NUMBER BASED ON AIRLOUVE UNLESS OTHERWISE NOTED.						
UNIT NO.	MODEL NUMBER	LOCATION	WIDTH (INCHES)	HEIGHT (INCHES)	DEPTH (INCHES)	REMARKS
L-1	K6776	WASHBAY	24	24	6	1 2
L-2	K6776	WASHBAY	24	24	6	1 2
L-3	K6776	WASHBAY	14	14	6	1 2
L-4	K6776	TRUCKBAY	52	52	6	1 2
L-5	K6776	TRUCKBAY	20	20	6	1 2
L-6	K6776	M.O.T.	28	28	6	1 2
L-7	K6776	M.O.T.	14	14	6	1 2
L-8	K6776	M.O.T.	24	32	6	1 2
L-9	K6776	BREAK ROOM	24	16	6	1 2
L-10	K6776	TRUCKBAY	72	44	6	1 2
1 OPENING IN WALL BY G.C. 2 PROVIDE WITH KYNAR FINISH. COLOR SELECTION BY ARCHITECT.						

EQUIPMENT NOTES	
GAS MONITORING SYSTEM (GMS-1) GAS MONITORING SYSTEM - ARMSTRONG MODEL AMC-1BVC SINGLE ZONE GAS MONITORING SYSTEM WITH MODEL AMC 1222 CO/NO2 SENSORS AS SHOWN ON THE PLANS. HVAC CONTRACTOR SHALL INSTALL ALL CONTROL WIRING, RUN WIRING IN CONDUIT PER DIVISION 26 REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE 120V/1Ø POWER TO CONTROL PANEL. SENSORS SHALL BE WIRED IN SERIES PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SENSORS AND COVERS SUITABLE FOR WET ENVIRONMENTS AS SPECIFIED ON THE PLANS.	
GAS MONITORING SYSTEM (GMS-2) GAS MONITORING SYSTEM - ARMSTRONG MODEL AMC-1AD1/2 DUAL ZONE GAS MONITORING SYSTEM WITH MODEL AMC 1222 CO/NO2 SENSORS AS SHOWN ON THE PLANS. HVAC CONTRACTOR SHALL INSTALL ALL CONTROL WIRING, RUN WIRING IN CONDUIT PER DIVISION 26 REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE 120V/1Ø POWER TO CONTROL PANEL. SENSORS SHALL BE WIRED IN SERIES PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SENSORS AND COVERS SUITABLE FOR WET ENVIRONMENTS AS SPECIFIED ON THE PLANS. THE TRUCK BAY SHALL BE ONE ZONE AND MOT AREA SHALL BE THE SECOND ZONE.	
CO-1/HP-1 CO-1-INDOOR UNIT TRANE-MITSUBISHI FOUR-WAY CEILING CASSETTE, MODEL NTXKX09A112AA, 9000 BTUH NOMINAL COOLING CAPACITY; 11,000 BTUH NOMINAL HEATING CAPACITY. HP-1- OUTDOOR UNIT TRANE-MITSUBISHI MODEL NTXKH09A112AA, 9000 BTUH NOMINAL COOLING CAPACITY; 12,500 BTUH NOMINAL HEATING CAPACITY.	
UH-2 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 400 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-3 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 175 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-4 & UH-6 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 120 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-5 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 175 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
EXV-1 X-VENT MODEL BSEB-F - SINGLE EXHAUST BOX WITH 8" DUCT CONNECTION. INCLUDES MOUNTING STRAPS AND GRAVITY BACKDRAFT DAMPER. COLOR SELECTION BY ARCHITECT.	
EXV-2 X-VENT MODEL BSEB-F - SINGLE EXHAUST BOX WITH 8" DUCT CONNECTION. INCLUDES MOUNTING STRAPS AND GRAVITY BACKDRAFT DAMPER. COLOR SELECTION BY ARCHITECT.	
GRH-1 & GRH-2 GAS RADIANT HEATER EQUAL TO ROBERTS GORDON VANTAGE MODEL HEV-125-30. 125,000 BTUH GAS INPUT RATE, 50"-0" TUBE LENGTH, 120V/1Ø, 1A. FURNISH WITH ALUMINIZED U-TUBE AND HIGH EFFICIENCY ALUMINUM REFLECTOR, VENTING KIT, BAFFLES, AND MODULATING THERMOSTAT. PROVIDE ALL REFLECTORS AND SHIELDING REQUIRED TO COORDINATE WITH WORK OF OTHER TRADES. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
GRH-3 GAS RADIANT HEATER EQUAL TO ROBERTS GORDON - GORDON-RAY MODEL BH-150-50. 150,000 BTUH GAS INPUT RATE, 50"-0" TUBE LENGTH, 120V/1Ø, 1A. FURNISH WITH ALUMINIZED U-TUBE AND HIGH EFFICIENCY ALUMINUM REFLECTOR, VENTING KIT, BAFFLES, AND MODULATING THERMOSTAT. PROVIDE ALL REFLECTORS AND SHIELDING REQUIRED TO COORDINATE WITH WORK OF OTHER TRADES. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
HMS-1 & HMS-2 CIRCULATION FAN - GREENHECK FAN MODEL: DS-6-12-70HV - TWELVE (12) FOOT DIAMETER FAN, 80 RPM, 230V/1Ø, 0.75 HP MOTOR, 2.5 FLA. FURNISH WITH FUSED DISCONNECT, LOCATE FAN AND PROVIDE WITH APPROPRIATE LENGTH EXTENSION TUBE TO ACHIEVE NECESSARY CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE FACTORY MOUNTED AND WIRED VFD CONTROLLER. PROVIDE INTERNAL POWER WIRING PIGTAIL WITH 3 FT OF FLEXIBLE POWER CORD FROM UNIT WITH UNSTRIPPED WIRE. PROVIDE WALL MOUNTED CONTROLLER. PROVIDE INTERNAL PLUG-AND-PLAY NETWORK COMMUNICATION WIRING PIGTAIL TO BE TERMINATED WITH SHIELDED CAT-5E SPLITTER (RJ45 PORTS). FAN SHALL BE INTERLOCKED WITH BUILDING FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72. PROVIDE INTERNAL FIRE ALARM WIRING PIGTAIL, 2.5 FT FROM UNIT. PROVIDE LOW-VOLTAGE (24VDC/VAC OR 115VAC), NORMALLY CLOSED ELECTROMECHANICAL FIRE ALARM RELAY. PROVIDE TWISTED PAIR (STP) CAT-5E CONTROL CABLE. ALL WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. COLOR SELECTION BY ARCHITECT.	
AIRCOMP-1 CHAMPION PNEUMATIC MODEL VR7F-8. WIRED FOR 7.5 HP MOTOR, 230 V, 60 HZ, 1 PH. MOTOR SHALL BE MARATHON MOTOR MODEL TV0215BDW17048AA M. 1735 RPM, 34.5 FLA.	

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER LINE
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
D	DRAIN LINE
G	GAS LINE
HW	DOMESTIC HOT WATER LINE
LQ	LIQUID LINE
R	REFRIGERANT LINE SET
SAN	SANITARY LINE
SUCT	SUCTION LINE
V	VENT LINE
●	PENDANT TYPE SPRINKLER HEAD
○	UPRIGHT TYPE SPRINKLER HEAD
X	P-TRAP (PLAN VIEW)
H	HOSE BIBB
---	EXISTING WORK TO REMAIN
---	EXISTING WORK TO BE REMOVED
---	HEATING WATER RETURN
---	HEATING WATER SUPPLY
---	PIPE FLANGES
---	45° BOOT BRANCH TAKEOFF
SYMBOL	DESCRIPTION
---	PIPE UNION
---	Y-TYPE STRAINER
---	COMB. BALANCE & STOP VALVE
---	GATE VALVE (SCREWED BODY)
---	BALL VALVE
---	CHECK VALVE
---	GAS COOK OR BALANCE VALVE
---	FLOOR OR AREA DRAIN
---	THERMOSTAT
---	CONNECT TO EXISTING
---	THRU FLOOR AS SHOWN
---	JANITOR OR SHOWER TRIM
---	SUPPLY DUCT UP
---	SUPPLY DUCT DOWN
---	R.A., O.A., OR EXH. DUCT UP
---	R.A., O.A., OR EXH. DUCT DOWN
---	ROUND DUCT
---	ELBOW WITH TURNING VANES
---	MAN. DAMPER
---	SPRINK. FITTING WITH BALANCE DAMPER

MECHANICAL ABBREVIATIONS		
AB.	ABOVE	INV. ELEV.
AD.	ACCESS DOOR	J.R.
BTM.	BOTTOM	LAV.
BLDG.	BUILDING	MAN. DPR.
CLG.	CEILING	MECH.
CONC.	CONCRETE	M. A.
C.O.	CLEANOUT	O.A.
CONN.	CONNECT	PLUMB.
CONTR.	CONTRACTOR	REG.
DTL.	DETAIL	REQD.
DIFF.	DIFFUSER	R.A.
DN.	DOWN	RM.
ELEC.	ELECTRICAL	S.A.
EXH.	EXHAUST	SHT.MTL.
EXST.	EXISTING	S & R
E.W.C.	ELECTRIC WATER COOLER	S.S.
FLEX.	FLEXIBLE	TYP.
FLR.	FLOOR	T.C.C.
F.D.	FLOOR DRAIN	U.R.
FURN.	FURNISH	V.T.R.
GR.	GRILLE	VB. ISOL.
H.B.	HOSE BIBB	W/
HTR.	HEATER	W.C.
INV. ELEV.	INVERT ELEVATION	
J.R.	JANITOR RECEPTOR	
LAV.	LAVATORY	
MAN. DPR.	MANUAL DAMPER	
MECH.	MECHANICAL	
M. A.	MIXED AIR	
O.A.	OUTSIDE AIR	
PLUMB.	PLUMBING	
REG.	REGISTER	
REQD.	REQUIRED	
R.A.	RETURN AIR	
RM.	ROOM	
S.A.	SUPPLY AIR	
SHT.MTL.	SHEET METAL	
S & R	SUPPLY & RETURN	
S.S.	SERVICE SINK	
TYP.	TYPICAL	
T.C.C.	TEMP. CONTROL CONTRACTOR	
U.R.	URNAL	
V.T.R.	VENT THRU ROOF	
VB. ISOL.	VENTILATION ISOLATION	
W/	WITH	
W.C.	WATER CLOSET	

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MEP ENGINEER
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PROJECT STATUS
Bid/Permit Set

STATE OF OHIO
TIM PRATER
E-51932
10/11/2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

HVAC SCHEDULES
AND DETAILS

H2.1

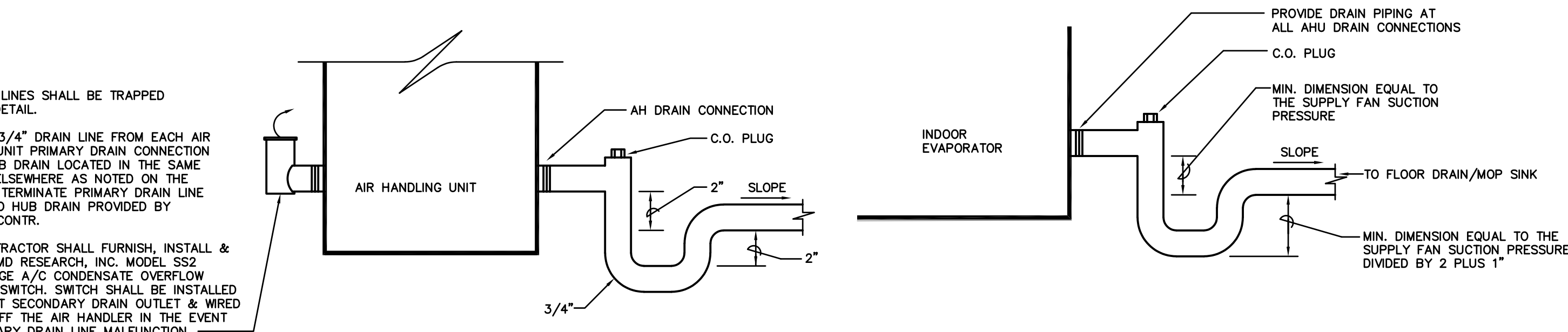
H2.1-231.32.DWG

PRATER
Engineering Associates, Inc.
6130 Wilcox Road
Dublin, Ohio 43016
(614) 766 4896
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DESIGNED BY D. PRATER	DRAWN BY D.P.	CHECKED BY -	JOB NUM. 23132
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AIR HANDLING UNIT CONDENSATION DRAIN SYSTEMS

SCALE: N.T.S.



MECHANICAL SPECIFICATIONS

I. GENERAL CONDITIONS

A. GENERAL

- EXCEPT AS SPECIFIED TO THE CONTRARY, THIS CONTRACT SHALL INCLUDE FURNISHING, INSTALLING, CONNECTING AND OPERATION OF ALL EQUIPMENT WHICH IS PART OF MECHANICAL SYSTEMS.
- GENERAL AND SPECIAL CONDITIONS OF AIA (AMERICAN INSTITUTE OF ARCHITECTS) AND OWNER'S GENERAL REQUIREMENTS SHALL APPLY UNLESS NOTED OTHERWISE.
- THE REQUIREMENTS SET FORTH UNDER "GENERAL CONDITIONS", "MODIFICATIONS TO GENERAL CONDITIONS", AND "SPECIAL CONDITIONS" ARE A PART OF THIS CONTRACT.
- THIS CONTRACT SHALL INCLUDE A VISIT TO THE JOB SITE AND TAKE INTO CONSIDERATION MECHANICAL, ELECTRICAL AND GENERAL TRADE WORK IN PLACE AND WORK TO BE PUT INTO PLACE PRIOR TO BIDDING. REROUTING OF DUCTWORK, PIPING AND EQUIPMENT, AS REQUIRED TO MISS THIS WORK SHALL BE ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER.
- ALL MOTORS FOR SUCH EQUIPMENT (IF AND WHERE SPECIFIED ON DRAWINGS) SHALL BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. CONTROLS FOR SUCH MOTORS SHALL BE FURNISHED UNDER THIS CONTRACT AND INSTALLATION OF CONTROLS AND ALL ELECTRICAL WIRING, NOT SHOWN ON ELECTRICAL DRAWINGS, SHALL BE PERFORMED UNDER THIS CONTRACT.

B. SUBSTITUTIONS AND MISCELLANEOUS EQUIPMENT

- THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE ONE OR MORE NAMES OF MANUFACTURERS ARE MENTIONED ANY ONE MAY BE UTILIZED.
- ALTERNATE EQUIPMENT MAY BE BID AS A SUBSTITUTION TO THAT SPECIFIED WITH THE APPROPRIATE DEDUCT NOTED. HOWEVER, THE EQUIPMENT SUBSTITUTED SHALL MEET ALL SPECIFICATIONS IN DESIGN AND BE SUBJECT TO OWNER AND/OR ENGINEER APPROVAL. ADDITIONAL COST INCURRED DUE TO SUBSTITUTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE PIPING SYSTEMS SUCH AS FITTING, HANGERS, ETC., CAN BE OF ANY RECOGNIZED MAJOR U.S. MANUFACTURER. ITEMS MEET MINIMUM STANDARDS AS SET BY THE ENGINEER.

C. ORDINANCES, PERMITS CERTIFICATES AND OWNER REQUIREMENTS

- ALL WORK UNDER THIS CONTRACT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE OWNER'S REQUIREMENTS, ALL LAWS, ORDINANCES AND ALL REGULATIONS OF THE STATE, COUNTY, AND MUNICIPALITY WHICH IN ANY WAY AFFECTS THIS WORK. THE ARCHITECT WILL OBTAIN THE GENERAL BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING PERMITS. ANY OTHER PERMITS AND CERTIFICATES OF INSPECTION REQUIRED FOR THE PROJECT WILL BE OBTAINED BY THE CONTRACTOR PERFORMING THE WORK. FEES WILL BE INCLUDED IN THE BID PRICE. ALL WORK SHALL ALSO BE INSTALLED IN ACCORDANCE WITH REGULATIONS OF THE FIRE UNDERWRITERS HAVING JURISDICTION AND LOCAL UTILITIES. CONTRACTOR SHALL ALSO SECURE ANY PERMITS OR PAY ANY FEES TO THE LOCAL UTILITY COMPANIES FOR THE WORK REQUIRED.

D. DRAWINGS

- MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE APPROXIMATE LOCATION OF OUTLETS, EQUIPMENT AND PIPING.
- THE EXACT LOCATION OF OUTLETS, EQUIPMENT AND PIPING MAY BE CHANGED FROM TIME TO TIME AS WORK PROGRESSES. UNDER THIS CONTRACT ALL LOCATIONS SHALL BE VERIFIED SHALL BE VERIFIED WITH ALL TRADES AND THAT THEY ARE ACCORDING TO THE LATEST INFORMATION AVAILABLE. SHOULD THIS NOT BE DONE, THE WORK WILL BE CHANGED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE OWNER RESERVES THE RIGHT TO MAKE MINOR CHANGES IN LOCATIONS OF EQUIPMENT OR PIPING ARRANGEMENTS UP TO THE TIME OF ROUGH-IN WITHOUT ADDITIONAL COSTS.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIALS OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED IN BOTH. ANY MATERIALS OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED UNDER THIS CONTRACT.

E. SHOP DRAWINGS

- AS PART OF THE WORK INCLUDED UNDER EACH MECHANICAL SECTION, WITHOUT CAUSING ANY DELAY IN WORK, SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIAL SHALL BE SUBMITTED FOR ENGINEER'S REVIEW.
- SUBMITTAL SHALL INCLUDE WIRING DIAGRAMS, PERFORMANCE CURVES AND DATA SPECIFIC TO THIS PROJECT AND BEAR CONTRACTOR'S APPROVAL. CERTIFYING THAT HE HAS VERIFIED CONFORMANCE TO THE CONTRACTUAL DOCUMENTS.
- IN THE ENGINEER'S REVIEW OF SHOP DRAWINGS, REVIEW IS FOR CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND ARRANGEMENT ONLY. COMMENTS, CORRECTIONS OR MARKINGS DO NOT CONSTITUTE WAIVER OF THE CONTRACT DOCUMENTS REQUIREMENTS, DIMENSIONS, QUANTITIES AND COORDINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS CONTRACTOR IS TO PROVIDE 1/4" SCALE REPRODUCIBLE DRAWINGS (CONSTRUCTION SET) OF SHEET METAL DRAWINGS FOR USE IN COORDINATING WORK OF PLUMBING, FIRE PROTECTION AND ELECTRICAL WITH LAYOUT OF AIR DISTRIBUTIONS SYSTEM AND RELATED WORK. LIGHTING, CEILING GRID AND CEILING ACCESS DOORS WILL BE SHOWN LIGHTLY TO VERIFY COORDINATION. HVAC CONTRACTOR TO PROVIDE INITIAL DRAWINGS WITHIN 60 DAYS OF AWARD OF CONTRACT. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR OVERLAYING HIS WORK ONTO THESE DRAWINGS, FOR PROVIDING INFORMATION AS TO SIZE, ELEVATION AND LOCATION PROPOSED FOR ALL COMPONENTS; AND FOR COORDINATION OF HIS WORK WITH THAT OF OTHER CONTRACTORS. FINAL RESOLUTION OF ALL ITEMS TO BE DETERMINED AT PROJECT MEETINGS HELD BY ARCHITECT OR OWNER.

F. CLEANING UP

- UNLESS OTHERWISE NOTED, ALL EXCESS MATERIALS AND DEBRIS CAUSED BY THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROMPTLY BE REMOVED FROM THE SITE. ALL FIXTURES AND EQUIPMENT INSTALLED SHALL BE THOROUGHLY CLEANED WEEKLY. ALL MOTORS AND EQUIPMENT SHALL BE COVERED OR OTHERWISE PROTECTED FROM CONSTRUCTION DUST AND DEBRIS. NO EQUIPMENT OTHER THAN THOSE DESIGNED TO ARE TO BE EXPOSED TO INCLEMENT WEATHER.

G. CUTTING AND PATCHING

- CUTTING FOR OPENINGS, WHEN NECESSARY, SHALL BE DONE BY THIS CONTRACTOR WITH SUCH TOOLS AND METHODS AS TO PREVENT UNNECESSARY DAMAGE TO SURROUNDING AREAS OR EQUIPMENT.
- FILL SPACE IN ALL AREAS PACKING WHERE REQUIRED TO MAINTAIN FIRE RATING. OPENINGS SHALL BE TEMPORARILY FIRE STOPPED UNTIL PERMANENT FIRE STOPPING IS DONE. THIS INCLUDES HOLES LEFT DUE TO REMOVAL OF PIPING.
- PATCHING SHALL MATCH EXISTING SURFACES IN KIND AND FINISH, AND SHALL BE DONE BY THE GENERAL CONTRACTOR.
- NO STRUCTURAL MEMBER WILL BE CUT INTO WITHOUT THE EXPRESSED PERMISSION OF THE OWNER'S REPRESENTATIVE.

H. FIRESTOPPING

- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR FIRESTOPPING AROUND ALL OPENINGS FOR PIPES, DUCTS, CONDUITS ETC., INSTALLED BY HIM AT ALL FIRE WALLS. FIRESTOPPING SHALL BE PERFORMED BY AN INSTALLER WHO HAS BEEN TRAINED BY THE MANUFACTURER, OR MANUFACTURER'S REPRESENTATIVE, IN THE INSTALLATION PROCEDURES BASED ON PUBLISHED UL TESTED FIRE STOP SYSTEMS.
- FIRESTOPPING SHALL MEET THE REQUIREMENTS OF ASTM E-814 or UL 1479 FIRE TESTS BY A RECOGNIZED TESTING AGENCY. FIRESTOPPING SHALL ALSO CONFORM TO THE FOLLOWING GOVERNING CODES: OHIO BUILDING CODE, NFPA 101-LIFE SAFETY CODE & NFPA 70 - NATIONAL ELECTRIC CODE.
- PENETRATION
 - CLEAN PENETRATION HOLES OF DIRT, LOOSE MATERIALS AND FOREIGN MATTER WHICH MAY AFFECT BOND OR INSTALLATION.
 - REMOVE COATINGS SUCH AS PAINT, CURING COMPOUNDS, WATER REPELLENT & SEALERS AS REQUIRED.
 - INSTALL BACKING MATERIALS TO PREVENT LIQUID MATERIAL LEAKAGE.
- APPLICATION
 - PREPARE AND APPLY PENETRATION SEALING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
 - EMPLOY INSTALLATION TECHNIQUES WHICH WILL ENSURE THAT FIRESTOPPING IS DEPOSITED TO FILL AND SEAL HOLES AND OPENINGS.
 - TOOL EXPOSED SURFACES OF APPLIED SEALANT TO SMOOTH FINISH.
 - PROTECT MATERIALS FROM DAMAGE ON SURFACES SUBJECTED TO TRAFFIC.
- PROVIDE INTUMESCENT SEALANTS AND COLLARS AT OPENINGS INVOLVING PLASTIC OR INSULATED PIPE SIMILAR TO THE METACALK SERIES 880 AND 950.
- FIRESTOPPING BY DOW CORNING, 3M, HILTI OR METACALK MAY FURNISHED AT THE CONTRACTOR'S OPTION.

I. GUARANTEE

- ALL LABOR AND MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER WHICH WILL COMMENCE UPON THE FINAL INSPECTION BY THE ENGINEER. DURING THIS TIME, ALL LEAKS, CORRECTION OF ALL THE FAILURES TO SUCH MATERIAL AND THE CORRECTION OF ALL DISCREPANCIES WITH DRAWING CODE AND THE SPECIFICATIONS SHALL BE DONE UNDER THIS CONTRACT AT NO ADDITIONAL EXPENSE TO THE OWNER.

J. RECORD DRAWINGS

- THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL DEVIATIONS FROM CONTRACT DRAWINGS AND SPECIFICATIONS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED PENCIL ALL DEVIATIONS ON DRAWINGS. AT COMPLETION OF THE PROJECT DELIVER DRAWINGS TO OWNER'S REPRESENTATIVE.

II. HVAC

A. HVAC INSULATION

- INSULATION THICKNESSES ARE BASED ON INSULATION HAVING THERMAL RESISTANCE IN THE RANGE OF 4.0 R/H F 1.2/8TU TO 4.6 R/H F R2/8TU PER INCH OF THICKNESS ON A FLAT SURFACE AT A MEAN TEMPERATURE OF 75°F. INSULATION THICKNESS SHALL BE INCREASED FOR MATERIALS HAVING R VALUES LESS THAN 4.0 OR MAY BE REDUCED FOR MATERIALS HAVING R VALUES GREATER THAN 4.6 TO OBTAIN EQUIVALENT "R" VALUES.
- ALL INSULATING MATERIALS, INCLUDING JACKETS, CEMENTS, ADHESIVES, VAPOR BARRIERS, ETC., SHALL BE U.L. LISTED WITH A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 50.

MOLDED PLASTIC FITTING COVERS SHALL BE U.L. APPROVED WITH A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 50.

PIPE INSULATION SHALL BE SCHUELLER "MICRO-LOK" GLASS FIBER INSULATION RATED FOR 800°F, WITH FACTORY APPLIED AP-1 ALL PURPOSE, SELF-SEALING VAPOR BARRIER JACKET. BUTT STRIPS SHALL BE MINIMUM 3" WIDE OF SAME MATERIAL AS JACKET.

DUCT INSULATION SHALL BE SCHUELLER RIGI TYPE AS NOTED WITH FSK GLASS FIBER REINFORCED FOIL FACED FLAME RESISTANT KRAFT PAPER VAPOR BARRIER FACING.

ALL COVER ABOVE SHALL BE BY SCHUELLER, EQUIVALENT TYPE THICKNESS AND CONDUCTIVITY INSULATION BY OWENS CORNING, KNAUF, OR CERTAINTED MEETING ALL REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.

2. COVER ALL DUCTWORK AS FOLLOWS:

- ALL ROUND DUCTWORK IN THE CEILING SPACE SHALL BE INSULATED W/ 1 1/2" THICK, 1 LB. DENSITY BLANKET FLEXIBLE DUCT INSULATION.
- ALL RECTANGULAR MEDIUM AND LOW PRESSURE DUCTWORK IS TO BE LINED, LINED DUCTS WITHIN THE CEILING PLENUM SPACE DO NOT REQUIRE WRAPPING. SEE DUCT LINER SECTION FOR REQUIREMENTS.
- ALL OUTSIDE AIR DUCTS SHALL BE INSULATED W/ 3" THICK, 1 LB. DENSITY BLANKET FLEXIBLE DUCT INSULATION.
- ADHERE INSULATION TO DUCT SURFACE WITH FOSTER NO. 85-20 ADHESIVE APPLIED IN 6" WIDE STRIPS ON 12" CENTERS, BUTT ALL EDGES OF INSULATION AND SEAL ALL JOINTS WITH A FOIL-SOLAR-KRAFT TAPE OR FLANGE ADHERED OVER THE JOINT. SECURE INSULATION WITH FLARE DOOR STAPLES UNTIL THE ADHESIVE SETS.
- SEAL, ALL BREAKS AND JOINTS IN VAPOR BARRIER WITH 2-1/2" WIDE PRESSURE SENSITIVE TAPE TO MATCH VAPOR BARRIER FACING. ADHERE WITH FOSTER 85-20 ADHESIVE WHERE NECESSARY.

3. COVER CONDENSATION DRAIN PIPING AS FOLLOWS:

- COVER ALL PIPING WITH 1/2" THICKNESS GLASS FIBER PIPE INSULATION.
- SEAL ALL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT OR FACTORY SELF-SEALING LAPS.
- FITTINGS SHALL BE COVERED WITH COMPRESSED FIBERGLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE. INSULATION AND COVERED WITH A MOLDED PLASTIC FITTING.

B. LOW PRESSURE DUCTWORK AND ACCESSORIES

- DUCTWORK AND ACCESSORIES SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE 21" W.G. TABLE IN THE LATEST EDITION OF SMACNA EXCEPT AS HEREIN NOTED AND/OR AS DETAILED ON THE DRAWINGS.
 - ALL ROUND DUCTS SHALL BE SPIRAL LOCKSEAM CONSTRUCTION OF GAUGES AS RECOMMENDED BY SMACNA.
 - FIBERGLASS DUCT BOARD SHALL NOT BE UTILIZED. DUCTWORK, PLENUM, ETC. SHALL BE CONSTRUCTED OF SHEET METAL.
 - VANED ELBOWS ARE TO UTILIZE DOUBLE THICKNESS VANES WITH THE ELBOW HEAT RADIUSED THE SAME AS THE TURNING VANE. ELBOW CHECKS ARE TO BE MINIMUM OF 3". VANED ELBOWS ARE NOT TO BE UTILIZED IN DUCTWORK WHERE VELOCITY EXCEEDS 2000 FPM.

- RADIUS ELBOWS, 1/3 RADIUS OR FULL RADIUS ARE TO BE UTILIZED EXCEPT WITHIN 20" OF AN AIR OUTLET. 1/3 RADIUS ELBOWS SHALL HAVE A TURNING VANE ONE GAGE HEAVIER THAN DUCT CONSTRUCTION.

- ALL DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. WHERE DUCTS ARE LINED, DUCTWORK IS TO BE INCREASED TO MAINTAIN THAT FREE AREA.
- FLEXIBLE CONNECTIONS TO ALL EQUIPMENT SHALL BE MADE WITH 3" WIDE DOUBLE NEOPRENE COATED FLAME RETARDANT FIBER GLASS FLEXIBLE CONNECTION. FLEXIBLE TO HAVE A MINIMUM OF 24" GAUGE, 3" WIDE SHEET METAL COLLARS PERMANENTLY ATTACHED TO EACH SIDE.
- MITERED OFFSETS GREATER THAN 30" IN EITHER DIRECTION SHALL NOT BE PERMITTED.
- CHANGES IN DUCT SIZES SHALL BE MADE BY UNIFORM TAPER SECTION WITH A MAXIMUM INCLUDED ANGLE OF DIVERGENCE OF 15°.
- SPLITTER DAMPERS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED ON THE DRAWING.
- VOLUME DAMPERS SHALL BE SINGLE BLADE UP TO 6" IN WIDTH AND MULTIBLADE FOR LARGER SIZES. VOLUME DAMPERS SHALL HAVE BALL BEARINGS AND SHALL INCORPORATE LOOKING TYPE INDICATING ADJUSTMENT.
- FLEXIBLE DUCTS TO BE THERMAFLEX W-KC INSULATED FLEXIBLE DUCTWORK RATED AT 10° POSITIVE STATIC PRESSURE MINIMUM. MAXIMUM LENGTH OF FLEXIBLE DUCT TO BE 5'-0". FLEXMASTER TYPE 3M INSULATED FLEXIBLE DUCT MEETING ALL SPECIFIED REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
- ALL DUCT JOINTS IN DUCT SYSTEMS SHALL BE MADE TIGHT. DUCT SEALER SHALL BE USED TO SEAL JOINTS.

C. DUCT LINER - RECTANGULAR DUCTS

- ALL RECTANGULAR LOW & MEDIUM PRESSURE SUPPLY AIR DUCTWORK & ALL RETURN AIR DUCTS SHALL BE INTERNALLY LINED W/ 1" THICK, 1 1/2 POUND DENSITY FLEXIBLE THERMAL & ACUSTICAL INSULATION. THE SURFACE FACING THE AIR STREAM SHALL BE TREATED WITH A NON-CORROSIVE COATING TO PREVENT AIR EROSION. LINER SHALL BE AS MANUFACTURED BY OWENS-CORNING OR EQUIVALENT EQUIVALENT FROM MANVILLE OR KNAUF. NOTE THAT DUCTWORK LOCATED IN UNCONDITIONED SPACES SHALL BE LINED AND WRAPPED.
 - DUCT INSULATION FASTENERS SHALL BE METAL SPINDLE ANCHORS AND WASHERS WITH A NON-CORROSIVE COATING. SPINDLES ARE TO BE FOR SPOT WELDING TO THE DUCT.
 - DUCT INSULATION ADHESIVE SHALL BE H.B. FULLER CO., CO., FOSTER 85-23 OR ENGINEER APPROVED EQUAL.

D. GRILLES, REGISTERS AND DIFFUSERS

- REFER TO DRAWINGS FOR BASIS OF DESIGN.
- AIR DEVICES BY ANEMOSTAT, KRUEGER OR TITUS, MEETING ALL SPECIFIED REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
- ALL LINEAR DIFFUSER PLENUM BOXES ARE TO BE SUPPORTED FROM THE STRUCTURE ABOVE.

E. MANUAL BALANCE DAMPERS

- BASED ON RUSKIN MD-35/0B OPPOSED BLADE WITH MOLDED SYNTHETIC BEARINGS, 6" WIDE 16 GAUGE GALVANIZED STEEL BLADES, EXTENDED SHAFT AND LINKAGE.
 - BALANCING DAMPERS FOR ROUND DUCTS SHALL BE RUSKIN MD35-25 SINGLE BLADE, 20 GAUGE GALVANIZED STEEL.
 - ALL DAMPERS SHALL BE EQUIPPED WITH LOOKING QUADRANTS.
- AT THE CONTRACTOR'S OPTION, MANUAL BALANCING DAMPERS SHALL BE MANUFACTURED BY THE CONTRACTOR PER SMACNA STANDARDS. DAMPERS SHALL HAVE LOOKING QUADRANTS ON BOTH SIDES OF THE DUCT.
- DAMPERS BY AIR BALANCE, GREENHECK OR VENT PRODUCTS OF THE SAME TYPE AND MEETING SPECIFIED REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.

F. CONTROLS

- THIS CONTRACT SHALL INCLUDE ALL LINE, LOW VOLTAGE CONTROL WIRING AND INTERLOCK WIRING TO OPERATE HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT INSTALLED UNDER THIS CONTRACT. ALL WIRING TO COMPLY WITH ELECTRICAL SPECIFICATIONS, THE NATIONAL ELECTRIC CODE, AND ALL STATE AND LOCAL CODES.

G. AIR SYSTEM BALANCING

- AN INDEPENDENT AIR BALANCE COMPANY WILL BE HIRED BY THE LANDLORD TO PERFORM ALL AIR BALANCING UNDER A SEPARATE CONTRACT. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE & SUPERVISE THE WORK OF THE BALANCING CONTRACTOR INCLUDING MAKING ALL NECESSARY ARRANGEMENTS WITH THE BALANCING CONTRACTOR FOR BALANCING THE AIR SYSTEMS AFTER ALL EQUIPMENT, DUCTWORK, OUTLETS AND ACCESSORIES HAVE BEEN INSTALLED. THE HVAC CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS REQUIRED TO OBTAIN PROPER OPERATION OF THE HVAC SYSTEMS.
- IF REQUIRED, A MEETING SHALL BE ARRANGED BETWEEN THE HVAC CONTRACTOR, THE BALANCE CONTRACTOR AND THE ENGINEER TO RESOLVE ANY PROBLEMS OR DEVIATIONS FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS BEFORE THE FINAL BALANCE WORK IS COMPLETED AND THE FINAL REPORT IS SUBMITTED FOR REVIEW BY THE ENGINEER.

H. TESTS AND ADJUSTMENTS

- CONTRACTOR SHALL ARRANGE AND PAY FOR A CERTIFIED TEST AND AIR BALANCE FOR THE PROJECT, WITHIN TWO WEEKS AFTER COMPLETION OF THE CONSTRUCTION. A CERTIFIED AIR BALANCE REPORT SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. IN THE EVENT THAT THE OWNER REQUIRED ADJUSTMENTS TO OWNER'S AIR DISTRIBUTION, CONTRACTOR SHALL PAY ALL COSTS RELATED THERE TO.

I. FURNACES

- FURNACES ARE BASED ON TRANE, MODEL NUMBER AND CAPACITY AS NOTED ON DRAWINGS.
- ELECTRIC HEAT MODULES SHALL BE INTEGRAL TO THE UNIT.
- BLOWER WHEELS SHALL BE CENTRIFUGAL, FORWARD CURVED, DIRECT DRIVE TYPE AND DYNAMICALLY BALANCED FOR SMOOTH, QUIET OPERATION. MOTORS SHALL BE 4 OR 6-SPEED (VIA MOTOR TAPS) PERMANENT SPLIT CAPACITOR TYPE WITH BUILT-IN OVERLOAD PROTECTION AND SLEEVE BEARINGS. UNITS SHALL BE SELECTED TO PROVIDE THE SCHEDULED EXTERNAL STATIC PRESSURE (EXTERNAL STATIC PRESSURE DOES NOT INCLUDE EVAPORATOR COIL PRESSURE DROP).
- CABINETS SHALL BE MANUFACTURED OF HEAVY GAUGE GALVANIZED STEEL. THE INTERIOR OF THE CABINETS SHALL BE COMPLETELY INSULATED WITH A MINIMUM OF 1/2" INSULATION FOR THERMAL AND ACOUSTICAL TREATMENT.
- A SEPARATE COOLING COIL SECTION SHALL BE PROVIDED. COOLING COILS SHALL BE DIRECT EXPANSION TYPE DESIGNED FOR APPLICATION WITH FURNACES AND SHALL BE MATCHED WITH CONDENSING UNITS. COILS SHALL BE COPPER TUBE/ALUMINUM FIN DESIGN COMPLETE WITH REFRIGERANT METERING DEVICE AND INSULATED CABINET WITH DRAIN PAN.
- SYSTEMS SHALL BE DESIGNED FOR REFRIGERANT R-410A.
- PROVIDE A DIGITAL ELECTRONIC, 7 DAY PROGRAMMABLE, AUTOMATIC CHANGEOVER, HARD WIRED THERMOSTAT WITH BACKUP DISPLAY AND A BUILT-IN CYCLE PROTECTOR. THERMOSTATS SHALL BE SUITABLE FOR USE WITH SPLIT CONDENSING UNIT SYSTEMS WITH AUXILIARY ELECTRIC HEAT.
- UNITS ARE TO BE HUNG FROM THE STRUCTURE ABOVE WITH SPRING VIBRATION ISOLATORS.
- FURNACE BY BRYANT, JOHNSON-CONTROLS/YORK, LENNOX, OR CARRIER OF THE SAME SIZE, TYPE AND CAPACITY AND MEETING SPECIFIED REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
- POWER WIRING BY THE ELECTRICAL CONTRACTOR. CONTROL WIRING THIS CONTRACTOR.
- PROVIDE DRAIN LINE WITH TRAP FROM THE COOLING COIL CONDENSATE DRAIN CONNECTION TO NEAREST FLOOR DRAIN.
- PROVIDE FLEXIBLE CONNECTIONS AT INLET AND DISCHARGE DUCT CONNECTIONS TO UNIT.
- PROVIDE A CONDENSATE CUT OFF SWITCH IN THE SECONDARY DRAIN CONNECTION.
- PROVIDE A FIVE-YEAR LIMITED PARTS WARRANTY ON THE COMPLETE UNIT AND A FIVE-YEAR LIMITED WARRANTY FOR THE ELECTRIC HEATERS.

J. CONDENSATION DRAIN PIPING

- PROVIDE CONDENSATION DRAIN PIPING FROM DRAIN CONNECTIONS OF ALL AIR CONDITIONING EQUIPMENT AND RUN INDIRECT TO FLOOR DRAINS AND ELSEWHERE AS SHOWN ON THE DRAWINGS.
- PROVIDE DRAIN PIPING FROM DRAIN VALVES AND OVERFLOWS TO FLOOR DRAINS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
- PROVIDE DRAIN PIPING FROM ALL PUMP CASING DRAINS AND RUN INDIRECT TO FLOOR DRAINS AND ELSEWHERE AS SHOWN ON THE DRAWINGS.
- PIPE TO BE TYPE DWV HARD DRAWN COPPER DRAINAGE TUBING FOR DRAINS. PVC PIPING SHALL NOT BE USED.
- FITTINGS SHALL BE CAST BRASS DRAINAGE FITTINGS.
- ALL CONDENSATION DRAIN LINES SHALL BE TRAPPED. TRAPS SHALL BE PIPED AS DETAILED ON THE DRAWINGS.
- PITCH ALL CONDENSATION AND OTHER DRAIN LINES DOWN A MINIMUM OF 1" PER 8' IN THE DIRECTION OF FLOW.
- PRIOR TO LEAVING THE JOBSITE, THE HVAC CONTRACTOR SHALL FLOOD THE COOLING COIL DRAIN FANS WITH THE UNITS OPERATING TO VERIFY THAT THE DRAIN PANS ARE DRAINING PROPERLY.

K. REFRIGERANT PIPING

- PROVIDE A COMPLETE SYSTEM OF REFRIGERANT PIPING FROM OUTDOOR CONDENSING UNITS TO INTERIOR AIR CONDITIONING UNITS AND TO OTHER POINTS AS SHOWN ON DRAWINGS.
- ALL REFRIGERANT PIPING SHALL BE INSTALLED FOR MINIMAL PRESSURE DROP.
- PIPE - TYPE L-ACR HARD DEHYDRATED SCALE FREE COPPER TUBING.
- FITTINGS - WROUGHT COPPER, SOLDER TYPE.
- PRECHARGED TUBING FURNISHED WITH UNITS PROPERLY SIZED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
- SHUT-OFF VALVES IN REFRIGERANT LINES - SHALL BE SIMILAR TO HENRY, BALANCED-ACTING DIAPHRAGM TYPE WITH BRASS BODY, SOLDER TYPE ENDS, COMPOSITION SEAT DISC, A LAMINATED METAL DIAPHRAGM, POSITIVE BACK SEAT WITH VALVE IN FULL OPEN POSITION AND BALL CHECK FOR SEALING BALANCING CHANNEL DURING DIAPHRAGM INSPECTION.
- CHARGING AND DRAIN VALVES SHALL BE SAME AS SHUT-OFF VALVES ABOVE, EXCEPT ONE (1) END TO HAVE FLARE CONNECTION WITH REMOVABLE SEAL CAP CHAINED TO VALVE BODY.
- FILTER DRYERS SIMILAR TO SPORLAN "CATCH-ALL", REPLACEABLE CORE TYPE, SOLDER CONNECTIONS, FLANGED END, HIGH CAPACITY CORE.
- SIGHT GLASS - SIMILAR TO SPORLAN "SEE-ALL" MOISTURE AND LIQUID INDICATOR WITH SOLDER TYPE CONNECTIONS. INSTALL SIGHT GLASS OF THE SAME SIZE AS THE LIQUID LINE.
- PROPERLY CLEAN ENDS OF ALL TUBING BEFORE SOLDERING.
- ALL JOINTS SHALL BE MADE WITH 95/5 SOLDER.
- DURING CONSTRUCTION, THIS CONTRACTOR SHALL TAKE PRECAUTION TO MINIMIZE CONTAMINATION OF SYSTEM BY DIRT, SCALE, MOISTURE OR OTHER FOREIGN MATTER. ALL FOREIGN MATERIAL AND MOISTURE IN THE SYSTEM SHALL BE REMOVED.
- THIS CONTRACTOR SHALL PROVIDE OIL FOR COMPRESSORS AND PROPER REFRIGERANT CHARGES FOR SYSTEMS.
- REFRIGERANT PIPE SIZE AND CONFIGURATION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS BASED ON THE TOTAL EQUIVALENT LINE LENGTH AND ELEVATION DIFFERENCE BETWEEN THE INDOOR AND OUTDOOR UNITS.
- HORIZONTAL SECTIONS OF PIPING INDOORS SHALL BE SLOPED TOWARDS THE VERTICAL RISER, 1" SLOPE PER 20' OF HORIZONTAL MINIMUM.
- HORIZONTAL SECTIONS OF PIPING OUTDOORS SHALL BE PITCHED TOWARDS THE CONDENSING UNITS.
- ALL REFRIGERANT SUCTION LINES SHALL BE INSULATED PER SPECIFICATION 23 07 00, INSIDE AND OUTSIDE OF THE BUILDING.
- SUPPORT ALL REFRIGERANT PIPING ABOVE THE ROOF WITH POLYCARBONATE PILLPOW BLOCK TYPE PIPE STANDS EQUAL TO MIRO INDUSTRIES MODEL 1.5 OR MODEL 3-R. SUPPORT ALL PIPING A MINIMUM OF 6 FEET ON CENTER.
- PIPING INSULATION OUTSIDE THE BUILDING SHALL BE COVERED WITH 2 COATS ARMSTRONG TYPE MB FINISH TO MAKE WEATHER RESISTANT.

L. INLINE CABINET EXHAUST FANS

- FURNISH AND INSTALL DUCT MOUNTED INLINE EXHAUST FANS AND APPURTENANCES WITH SIZES AND CAPACITIES AS SHOWN ON THE DRAWINGS.
- INLINE CABINET FANS BASED ON GREENHECK SP SERIES WITH DYNAMICALLY BALANCED BACKWARD INCLINED CENTRIFUGAL WHEEL, DIRECT DRIVE TYPE MOTOR, IN EMBOSSED GALVANIZED STEEL CASING. FANS SHALL HAVE A FACTORY INSTALLED INTERNAL PLUG IN TYPE DISCONNECT. THE HOUSING INTERIOR SHALL BE LINED WITH 0.5" ACOUSTICAL INSULATION.
- FAN RATINGS SHALL BE AMCA CERTIFIED AND FAN SHALL BEAR AMCA SEALS AND SHALL BE U.L. LISTED.
- MOTOR SHALL BE 115/60/1 WITH BUILT IN THERMAL OVERLOAD PROTECTION. THE MOTOR SHALL BE MOUNTED ON VIBRATION ISOLATORS.
- FURNISH FANS WITH A FACTORY MOUNTED VARIABLE SPEED SWITCH FOR BALANCING THE FAN SYSTEM AIRFLOW.
- INLINE EXHAUST FANS BY COOK, CARNES OR TWIN CITY OF THE SAME TYPE, SIZE AND MEETING CAPACITY REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
- PROVIDE FLEXIBLE CONNECTIONS AT INLET AND DISCHARGE DUCTS.
- MOUNT UNIT FROM VIBRATION ISOLATORS FURNISHED WITH THE UNIT MINIMUM 90% EFFICIENT.
- AUXILIARY STEEL FOR SUPPORTING UNITS TO BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR.
- HVAC CONTRACTOR SHALL PROVIDE LINE VOLTAGE THERMOSTATS FOR FAN CONTROL, WHERE SPECIFIED ON THE DRAWINGS.
- WIRING OF FANS AND LINE VOLTAGE THERMOSTATS AND BY THE ELECTRICAL CONTRACTOR.
- ALL DUCTWORK FOR FANS THAT DISCHARGE INTO THE CEILING PLENUM SPACE SHALL BE LINED.

H3.1-23132.DWG

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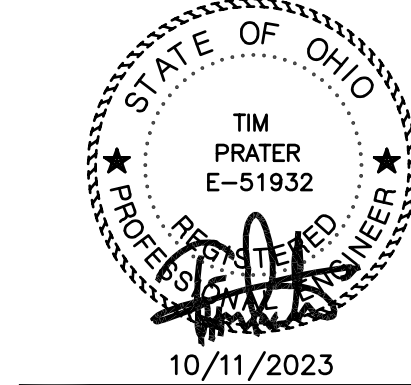
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PROJECT STATUS

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REVISIONS

#	Description	Date

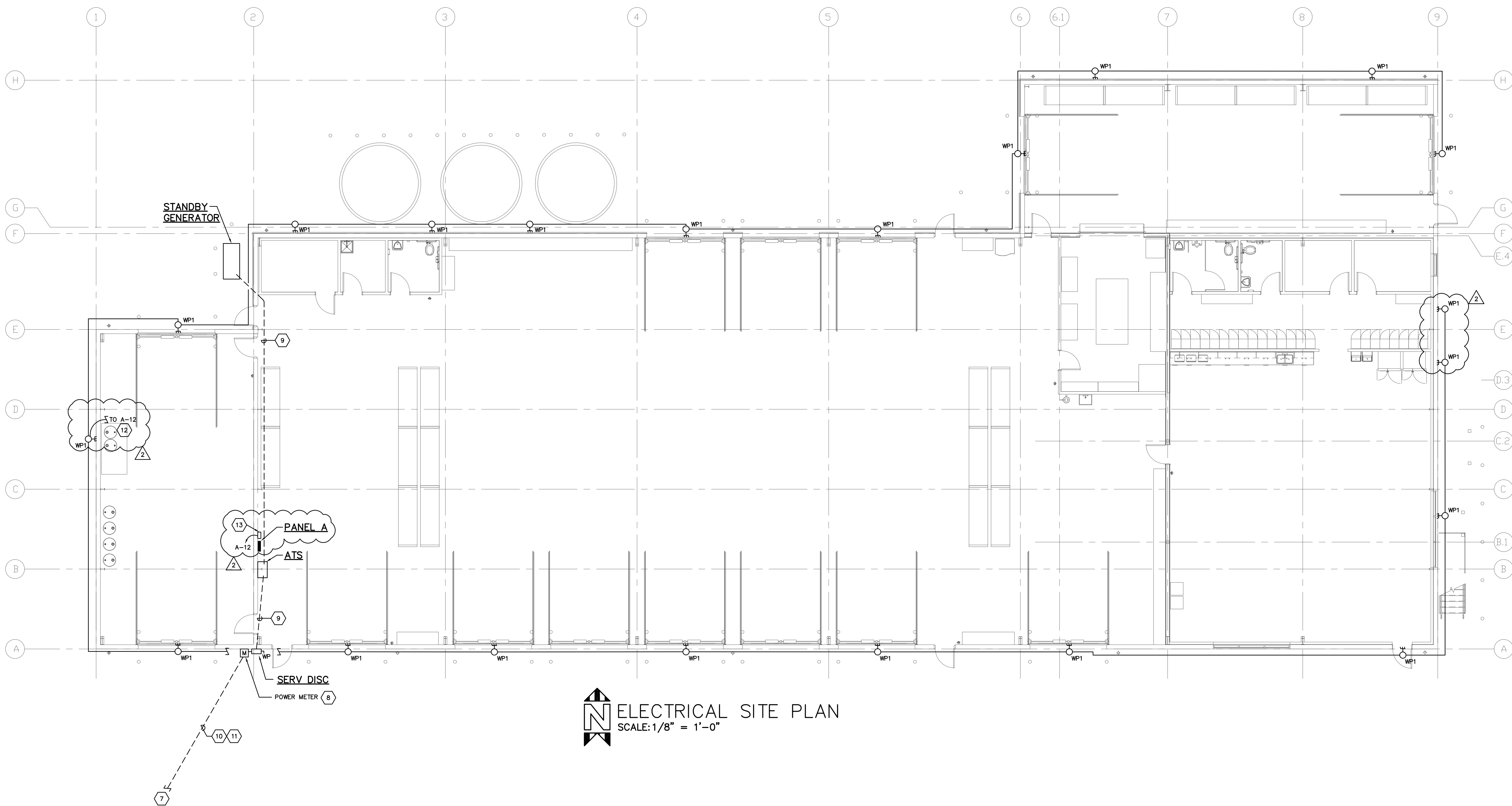
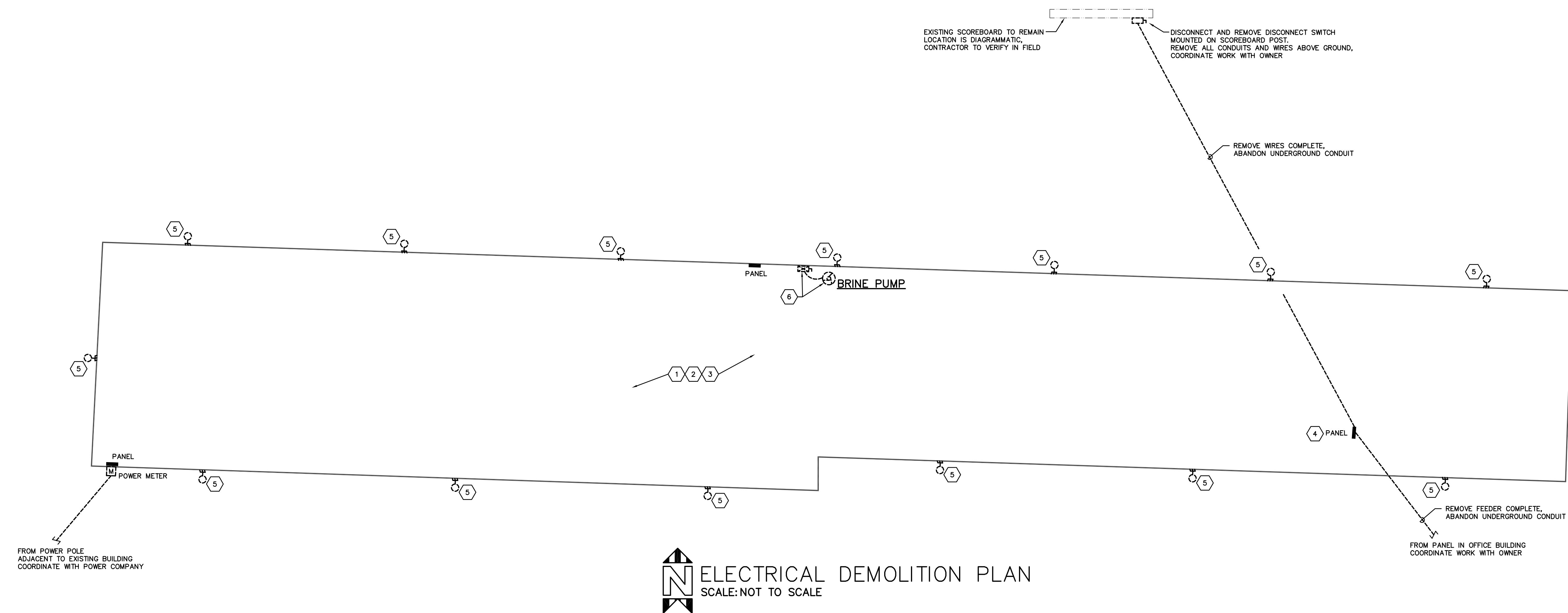
INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

HVAC SPECIFICATIONS

CODED NOTES

1. EXISTING BUILDING IS TO BE DEMOLISHED BY THIS CONTRACTOR TO DISCONNECT ALL POWER SOURCES SERVING THE BUILDING. COORDINATE WITH POWER COMPANY TO DISCONNECT. REMOVE ALL ELECTRICAL PANELS, DISCONNECT AND REMOVE PANELBOARDS AND TURN OVER TO OWNER UNLESS NOTED OTHERWISE. EXISTING PANELS NOTED IN CODED NOTES NO. 4 BELOW SHALL BE DISCONNECTED AND REMOVED COMPLETE.
2. ALL LIGHT FIXTURES, RECEPTABLES SHALL BE PART OF GENERAL DEMOLITION BY OTHERS UNLESS NOTED OTHERWISE. SEE CODED NOTE NO. 5 BELOW FOR MORE INFO ON LIGHTING AND WALL PANELS.
3. COORDINATE WITH OWNER THE EXISTING EQUIPMENT THAT WILL BE REUSED IN NEW BUILDING, DISCONNECT AND REMOVE ASSOCIATED CONTROL PANELS AND/OR DISCONNECT SWITCH, STORE ON SITE FOR REUSE. COORDINATE WITH OWNER.
4. THIS PANEL SERVICE IS SCOREBOARD IN THE ADJACENT BALL FIELD. DISCONNECT CIRCUIT TO EXISTING CONDUITORS COMPLETE. REMOVE DISCONNECT SWITCH AND ALL EXPOSED CONDUITS. COORDINATE WITH OWNER PRIOR TO REMOVING THE CIRCUIT. THIS PANEL SHALL BE REMOVED BY OTHERS UNLESS NOTED OTHERWISE.
5. DISCONNECT AND REMOVE EXISTING WALL PACKS. TURN OVER WALL PACKS TO OWNER. PROTECT WALL PACKS FROM DAMAGE DURING REMOVAL.
6. DISCONNECT AND REMOVE POWER FOR EXISTING BRINE PUMP COMPLETE. REMOVE ASSOCIATED COMBINATION MOTOR STARTER AND TURN OVER TO OWNER FOR REUSE OR DISCARD. BRINE PUMP SHALL BE REMOVED BY OTHERS. COORDINATE WITH OWNER IN FIELD.
7. UNDERGROUND SERVICE ENTRANCE CONDUCTOR FROM POWER POLE ADJACENT TO EXISTING BUILDING. PROVIDE WEATHERHEAD AND (2) 4" RIBBON CONDUITS (ONE SPARE) ON POWER POLE. COORDINATE WITH POWER COMPANY.
8. POWER METER. LOCATION IS DIAGRAMMATIC, COORDINATE WITH POWER COMPANY AND OWNER IN FIELD. THE POWER COMPANY SHALL PROVIDE THE METER AND METER BASE. PROVIDE THE METER BASE. COORDINATE WITH OWNER IN FIELD.
9. PROVIDE UNDERGROUND, PVC CONDUIT TO ATS. COORDINATE EXIST CONDUIT ROUTING IN FIELD.
10. PROVIDE (2) 4" SCHEDULE 80 PVC DIRECT BURIED CONDUITS FOR SECONDARY VOLTAGE ELECTRICAL SERVICE FROM EXISTING POWER POLE NOTED IN CODED NOTE. PROVIDE UNDERGROUND CONDUIT, SHALL VERIFY EXIST LOCATION AND CONDUIT ROUTING IN FIELD PRIOR TO BID. CONDUITS SHALL HAVE MINIMUM 24" DEEP COVER.
11. PROVIDE 12" MIN. DUCTILE IRON MANHOLE WITH 18" DIA. RAINWATER INLET ABOVE THE INSTALLATION PRIOR TO BACKFILL. PROVIDE FULL STRING IN SPARE CONDUIT AND CAP BOTH ENDS WATERTIGHT. COORDINATE FENCING, BACKFILL AND PAVING WITH EXISTING DRIVE.
12. BACKFILL THAT CONTAIN LARGE ROCKS, SHARP ANGULAR SUBSTANCES, CORROSIVE MATERIAL OR OTHER MATERIALS THAT MAY DAMAGE RACEWAY SHALL NOT BE PLACED IN EXCAVATION. PROVIDE 12" MIN. DUCTILE IRON RACEWAY IN THE FORM OF GRANULAR OR SELECTED MATERIAL AS REQUIRED.
13. CIRCUIT THROUGH TIME CLOCK.
14. PROVIDE A WALL MOUNTED ELECTRONIC TIME CLOCK FOR EXTERIOR LIGHTS. THE CLOCK SHALL HAVE METAL LOCKABLE ENCLOSURE, 2-CIRCUIT, 2 SINGLE POLE 15 AMP SWITCHES. COORDINATE WITH OWNER FOR EXISTING DIAGRAMMATIC #11253C OR APPROVED EQUALS. COORDINATE PROGRAMMING AND MOUNTING LOCATION TO TIME CLOCK WITH OWNER. PROGRAMMING SHALL MEET ENERGY CODE AND LOCAL INSURING.

EMERGENCY RESPONDER RADIO COVERAGE

1. EMERGENCY RESPONDER RADIO COVERAGE WITHIN THE BUILDING SHALL BE TESTED UPON THE COMPLETION OF EXTERIOR WALLS, ROOF AND ROOF MATERIAL PER THE REQUIREMENTS OF OBC 916.1 AND OCF SECTION 510.2.
2. PER ARTICLE 510.2 OF OFC:
RADIO SIGNAL STRENGTH, THE BUILDING SHALL BE CONSIDERED TO HAVE ACCEPTABLE RADIO SIGNAL STRENGTH AND RADIO COVERAGE WHEN SIGNAL STRENGTH MEASUREMENTS IN 95 PERCENT OF ALL AREAS OF EACH FLOOR OF THE BUILDING MEET THE SIGNAL STRENGTH REQUIREMENTS IN PARAGRAPHS (a)(510.2.1) AND (b)(510.2.2) BELOW:
(a) MINIMUM SIGNAL STRENGTH REQUIREMENTS WITHIN THE BUILDING:
SIGNAL STRENGTH OF -95 dbm SHALL BE RECEIVABLE WITHIN THE BUILDING.
(b) 510.2.2 MINIMUM SIGNAL STRENGTH OUT OF THE BUILDING. A MINIMUM STRENGTH OF -100 dbm SHALL BE RECEIVABLE BY THE AGENCY'S RADIO SYSTEM WHEN TRANSMITTED FROM WITHIN THE BUILDING.

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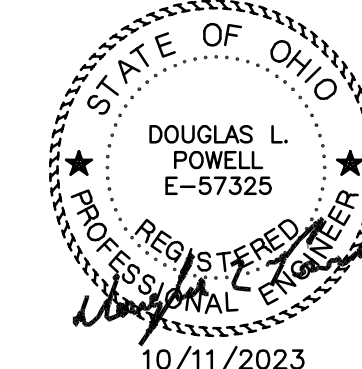
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PROJECT STATUS
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REVISIONS

#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

ELECTRICAL
SITE PLANS

E0.1

E0.1-23132.DWG

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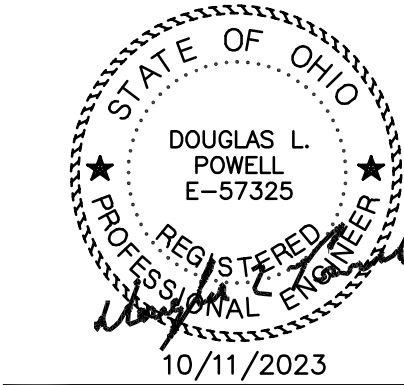
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Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

LIGHTING PLANS

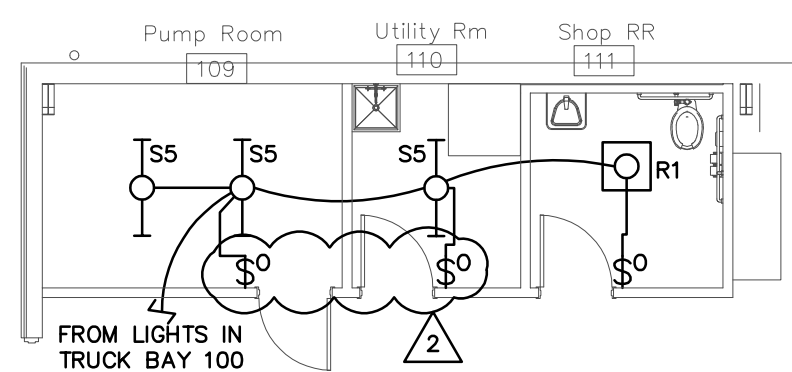
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GENERAL NOTES

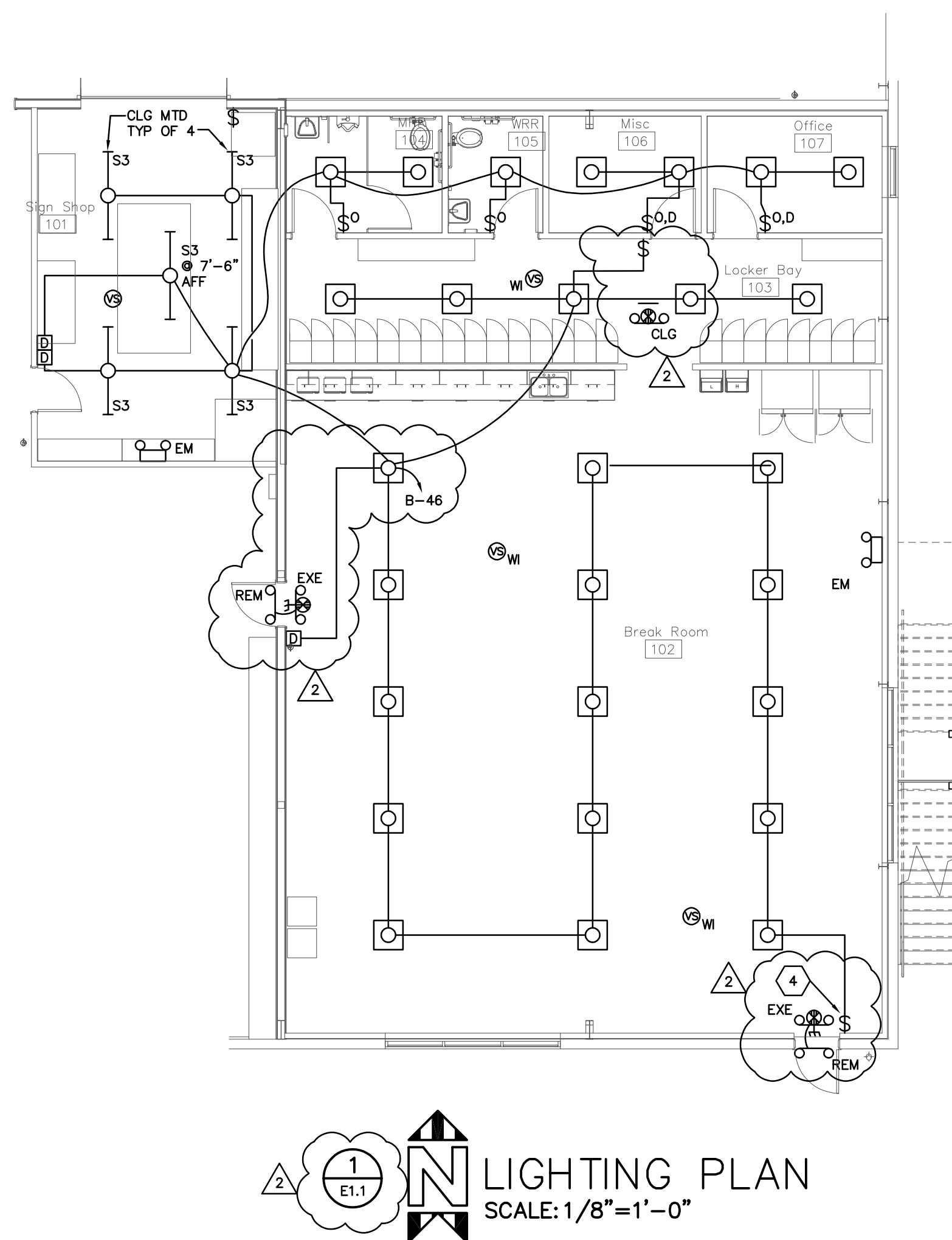
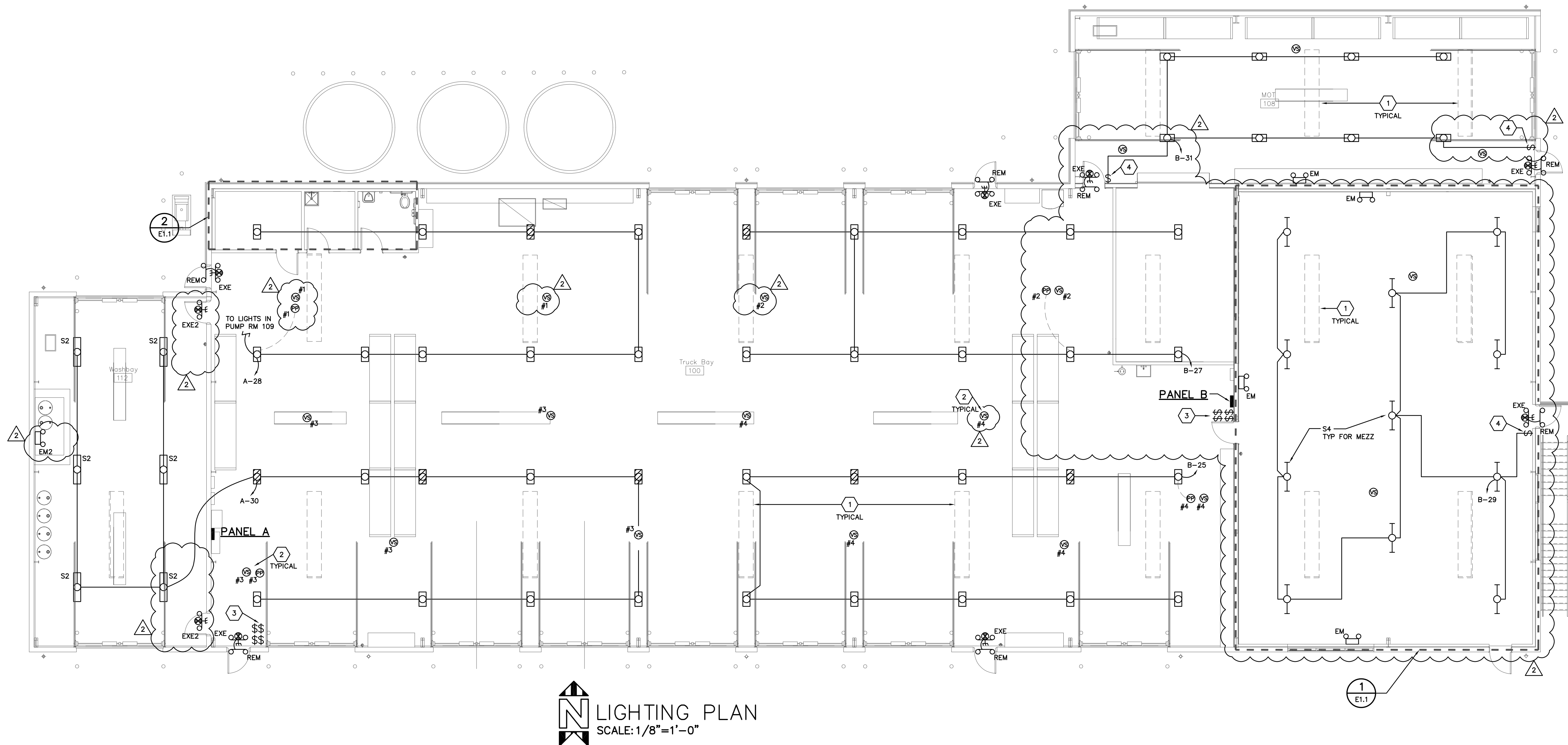
- A. LUMINAIRES SHOWN AS  ARE TYPE R1, 2'x2' RECESSED LED PANEL UNLESS NOTED OTHERWISE.
- B. LUMINAIRES SHOWN AS  ARE TYPE S1 LED HIGHBAY FIXTURES UNLESS NOTED OTHERWISE. HIGHBAY FIXTURES SHALL BE PENDANT MOUNTED AT 17' ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THIS PLAN OR ON LIGHT FIXTURE SCHEDULE.
- C. LUMINAIRES SHOWN AS  ARE TYPE S1E LED HIGHBAY FIXTURES UNLESS NOTED OTHERWISE. HIGHBAY FIXTURES SHALL BE PENDANT MOUNTED AT 17' ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THIS PLAN OR ON LIGHT FIXTURE SCHEDULE.
- D. EXIT SIGN-EM COMBO UNITS SHOWN AS  AND REMOTE HEADS SHOWN AS  SHALL BE WALL MOUNTED AT 1'-0" ABOVE DOOR UNLESS NOTED OTHERWISE.
- E. EMERGENCY LIGHTS SHOWN AS  SHALL BE WALL MOUNTED AT 90" ABOVE FINISHED FLOOR.
- F. EXIT-EM COMBO UNITS AND EMERGENCY LIGHTS SHALL BE CONNECTED TO LOCAL LIGHTING BRANCH CIRCUIT AHEAD OF SWITCHING.

CODED NOTES

1. 24" x 12"-0" SKYLIGHT, SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL ROOF PLAN FOR MORE INFORMATION.
2. LIGHTING CONTROLS DEVICES IN TRUCK BAY SHALL BE MOUNTED AT SAME HEIGHT AS LIGHTING FIXTURES IN TRUCK BAY. COORDINATE EXACT MOUNTING LOCATION IN FIELD.
3. PROVIDE (4) MOMENTARY CONTACT CLOSURE SWITCHES AT THIS LOCATION, ONE PER CONTROLLED ZONE. COORDINATE EXACT MOUNTING LOCATION WITH OWNER IN FIELD PRIOR TO ROUGH-IN.
4. MOMENTARY CONTACT CLOSURE SWITCH.



2 LIGHTING PLAN
SCALE: 1/8"=1'-0"

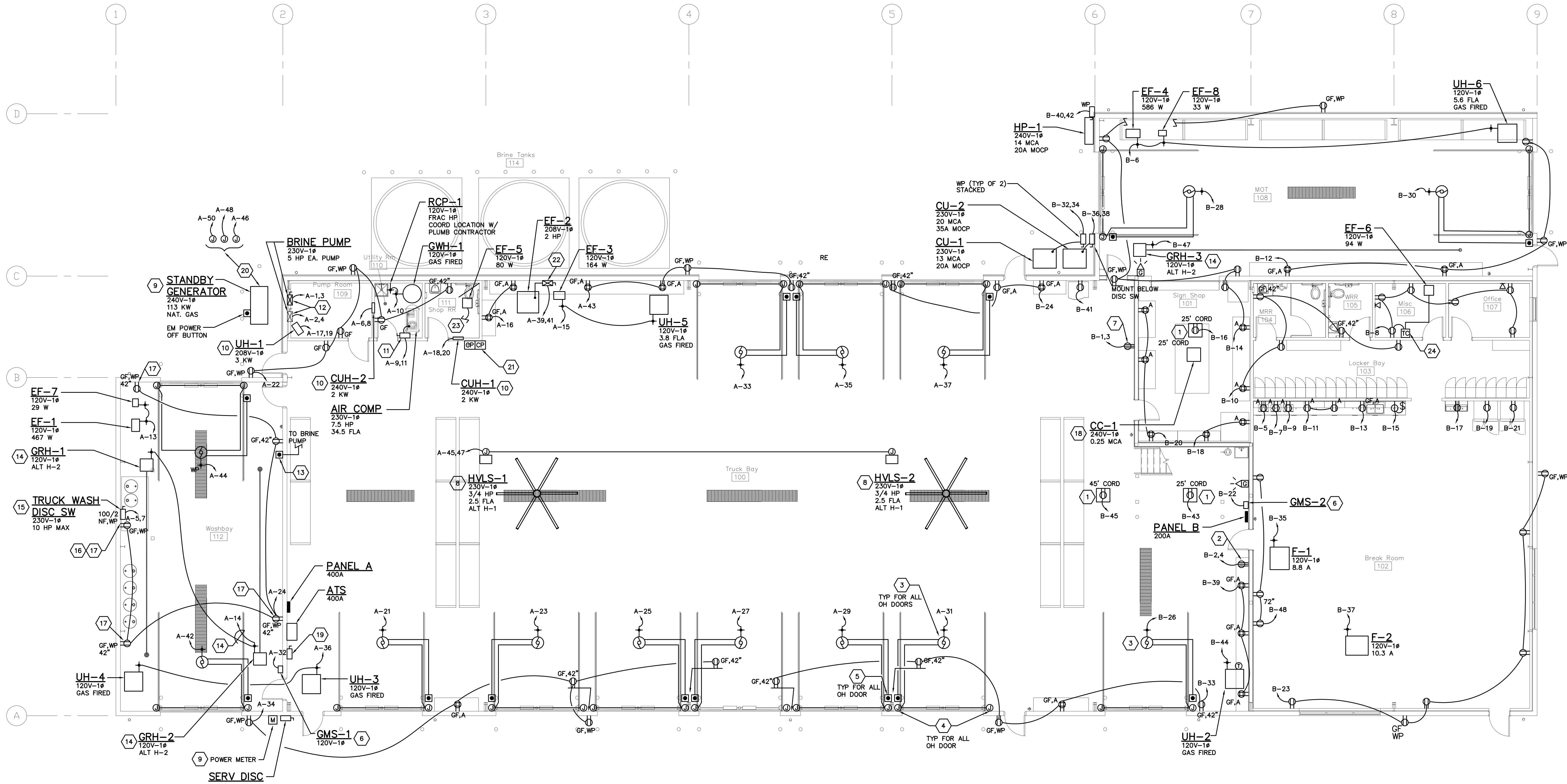


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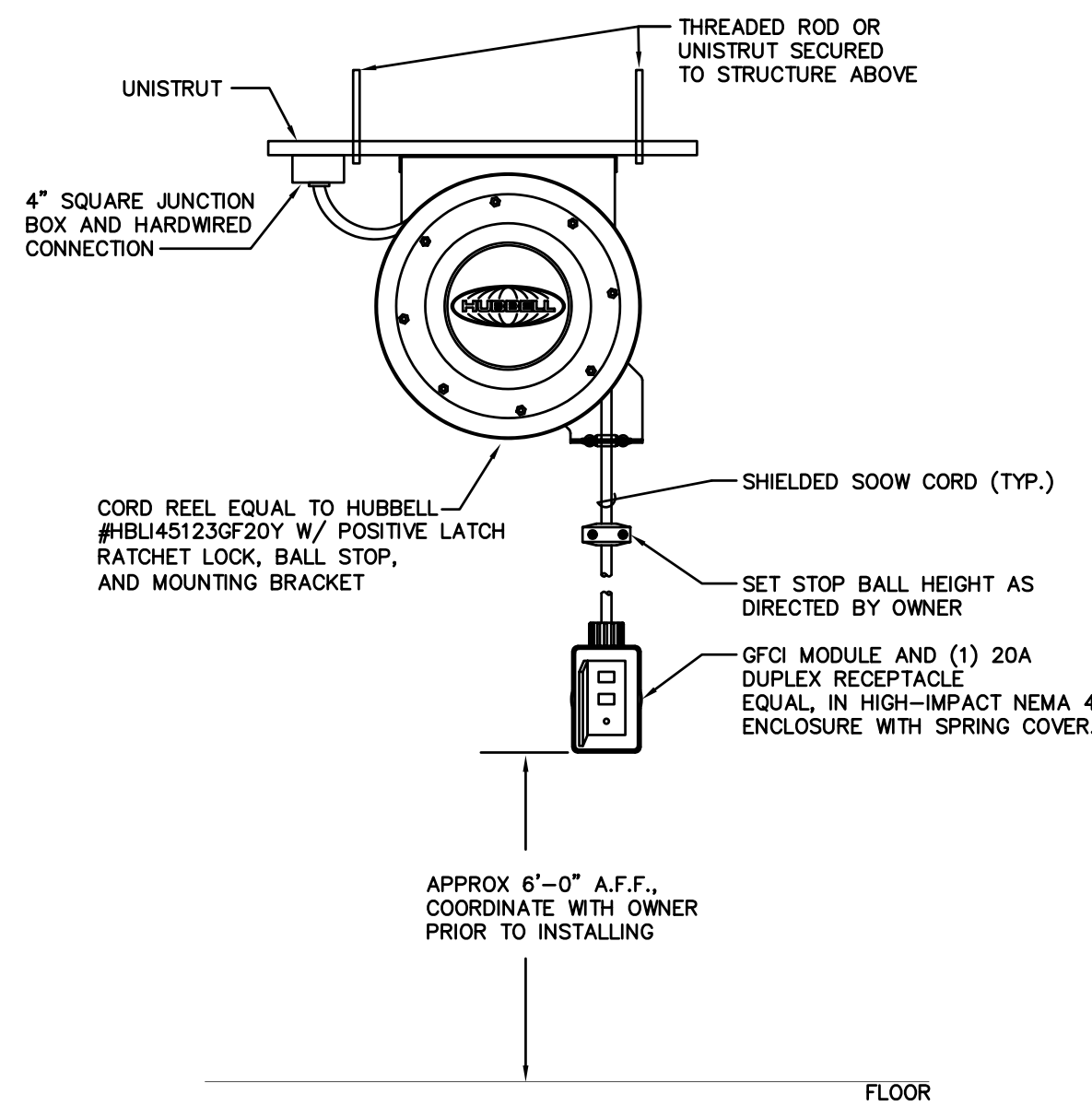
POWER PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

- RECEPTACLES AND DATA OUTLETS WITH SUBSCRIPT "A" INDICATE INSTALLED ABOVE COUNTER UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHT, OTHERWISE INSTALL AT 3" TO THE CENTER OF RECEPTACLE / DATA OUTLET ABOVE TOP OF COUNTER BACK SPLASH.
- COORDINATE WITH ALL OTHER DISCIPLINES FOR RELATED ELECTRICAL WORK REQUIRED UNDER DIVISIONS 22 & 23.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL ADDITIONAL STEEL, HANGERS, RODS, CLAMPS, ETC., AS REQUIRED FOR PROPER INSTALLATION AND SUPPORT OF NEW WORK.
- WIRING IN EXPOSED AREAS SHALL BE RUN IN CONDUIT. MC CABLES CAN BE USED FOR WIRING IN WALLS AND ABOVE CEILING.

CODED NOTES

- PROVIDE RETRACTABLE CORD DROP WITH WEATHERPROOF DUPLEX RECEPTACLE, CORD LENGTH AS NOTED. SUPPORT CORD DROP FROM STRUCTURE ABOVE. SEE DETAIL A ON THIS SHEET. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH IN.
- PROVIDE 120/240V, 60A RECEPTACLE FOR PLASMA CUTTER.
- PROVIDE 120 VOLT CONNECTION TO DOOR MOTOR. DOOR MOTOR ASSUMED TO BE NOMINAL 1/2 HP WITH 20 AMP, 120 VOLT CONNECTION. COORDINATE EXACT MOTOR SIZE AND REQUIRED CIRCUIT BREAKER RATING WITH APPROVED MANUFACTURER'S SHOP DRAWINGS. PROVIDE 3/4" CONDUIT FROM MOTOR/CONTROLLER TO SAFETY DEVICE AND 3/4" CONDUIT TO DOOR OPERATOR PUSHBUTTON LOCATION. COORDINATE EXACT MOTOR LOCATION AND REQUIREMENTS WITH DOOR INSTALLER PRIOR TO ROUGH-IN.
- PROVIDE JUNCTION BOX FOR CONNECTION TO OVERHEAD DOOR SAFETY DEVICE.
- PUSHBUTTON FOR OVERHEAD DOOR PROVIDED BY GENERAL CONTRACTOR. COORDINATE EXACT LOCATION WITH DOOR INSTALLER.
- GAS MONITORING SYSTEM PROVIDED BY MECH CONTRACTOR. THIS CONTRACTOR TO PROVIDE 20A, 120V CIRCUIT.
- PROVIDE 6-50R FOR WELDER. LOCATION SHOWN IS DIAGRAMMATIC, COORDINATE WITH OWNER PRIOR TO ROUGH-IN. EXISTING WELDER IS RATED 230V, 7.5 KW.
- UNDER ALTERNATE H1: HIGH VOLUME LOW SPEED (HVLS) CEILING FAN PROVIDED AND INSTALLED BY MECH CONTRACTOR. FAN FURNISHED WITH VFD CONTROLLER, INTEGRAL FUSIBLE DISC SW AND WALL MOUNTED KEYPAD CONTROLLER. THIS CONTRACTOR TO INSTALL VFD CONTROLLER AND MAKE CONNECTIONS FROM POWER FEED. KEYPAD CONTROLLER SHALL BE INSTALLED AND WIRED BY MECH CONTRACTOR. LOCATIONS SHOWN ARE DIAGRAMMATIC, COORDINATE WITH MECH CONTRACTOR IN FIELD PRIOR TO ROUGH IN.
- SEE SHEET E0.1 FOR MORE INFORMATION.
- DISC SWITCH FURNISHED WITH UNIT BY MECH CONTRACTOR, COORDINATE LOCATION IN FIELD PRIOR TO ROUGH-IN.
- COORDINATE MOUNTING LOCATION OF DISC SWITCH IN FIELD PRIOR TO ROUGH-IN.
- COMBINATION MOTOR STARTERS, ONE NEW AND ONE EXISTING. ELEC CONTRACTOR TO PROVIDE NEW AND INSTALL EXISTING (OBTAIN FROM OWNER) COMBINATION MOTOR STARTERS. MAKE FINAL CONNECTIONS TO BRINE PUMPS AND START/STOP CONTROL STATION.
- PROVIDE MOMENTARY START/STOP CONTROL STATION WITH CONTACT RATING OF 10A AT 600V, (1) N.O. CONTACT FOR START AND (1) N.C. CONTACT FOR STOP. (1) GREEN AND (1) RED FLUSH BUTTONS, NEMA13, NEMA 4X, IP66 AND IP69K RATINGS IN POLYCARBONATE ENCLOSURE, SIMILAR TO HARMONY XALD (CAT. NO. XALD211H2B7) BY SCHNEIDER ELECTRIC OR APPROVED EQUALS. WIRE CONTROL STATION TO COMBINATION MOTOR STARTER FOR BRINE PUMP. COORDINATE MOUNTING LOCATION AND THE BRINE PUMP TO WIRE TO WITH OWNER PRIOR TO ROUGH-IN.
- UNDER ALTERNATE H2: GAS RADIANT HEATER (GRH) PROVIDED AND INSTALLED BY MECH CONTRACTOR. ELEC CONTRACTOR TO PROVIDE DISC SW AND WIRE COMPLETE WITH 120V-1Ø CIRCUIT. COORDINATE WITH M.G. IN FIELD PRIOR TO ROUGH IN.
- MAKE FINAL CONNECTION TO TRUCK WASH EQUIPMENT LOCATED ON PLATFORM. COORDINATE MOUNTING LOCATION WITH OWNER AND EQUIPMENT VENDOR PRIOR TO ROUGH-IN.
- MOUNT RECEPTACLE AT 42" ABOVE STEEL PLATFORM FLOOR. COORDINATE WITH OWNER AND TRUCK WASH EQUIPMENT IN FIELD.
- PROVIDE EXTRA DUTY POLYCARBONATE WHILE-IN-USE COVER FOR ALL RECEPTACLES IN WASHBAY.
- INDOOR UNIT CC-1 POWERED BY OUTDOOR UNIT HP-1. PROVIDE 2-#12+#12 IN 3/4" CONDUIT. COORDINATE CONNECTION WITH HVAC CONTRACTOR IN FIELD.
- DISC SWITCH FOR SOLAR SYSTEM PROVIDED, INSTALLED, AND WIRED TO ATS BY PV INSTALLER. SHOWN FOR REFERENCE ONLY.
- PROVIDE CONNECTIONS TO GENERATOR BATTERY CHARGER, OIL AND ALTERNATOR HEATERS, AND COOLANT HEATER PER MANUFACTURER'S INSTRUCTIONS.
- WALL MOUNTED KEYPAD CONTROLLER FOR HVLS FAN, SHOWN FOR REFERENCE ONLY. SEE CODED NOTE NO. 8 ABOVE FOR MORE INFO.
- WALL MOUNTED ABOVE WORK BENCH, MAX 6'-0" TO TOP OF COMBINATION STARTER. COORDINATE EXACT LOCATION WITH OWNER IN FIELD PRIOR TO ROUGH-IN.
- CONNECT TO LIGHT SWITCH IN ROOM.
- PROVIDE A SINGLE CHANNEL DIGITAL TIMER FOR EF-6. TIMER SHALL HAVE PROGRAMMING INTERFACE TO LET USERS SET UP TO 20 DIFFERENT ON/OFF TIMES, 4-DAY POWER BACKUP, IN PLASTIC ENCLOSURE WITH LOCKING HASP, SIMILAR TO TORK E1018 OR APPROVED EQUAL.



CORD REEL DETAIL
SCALE: NOT TO SCALE

E2.1-23132.DWG

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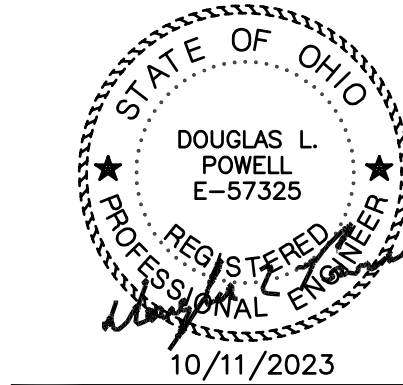
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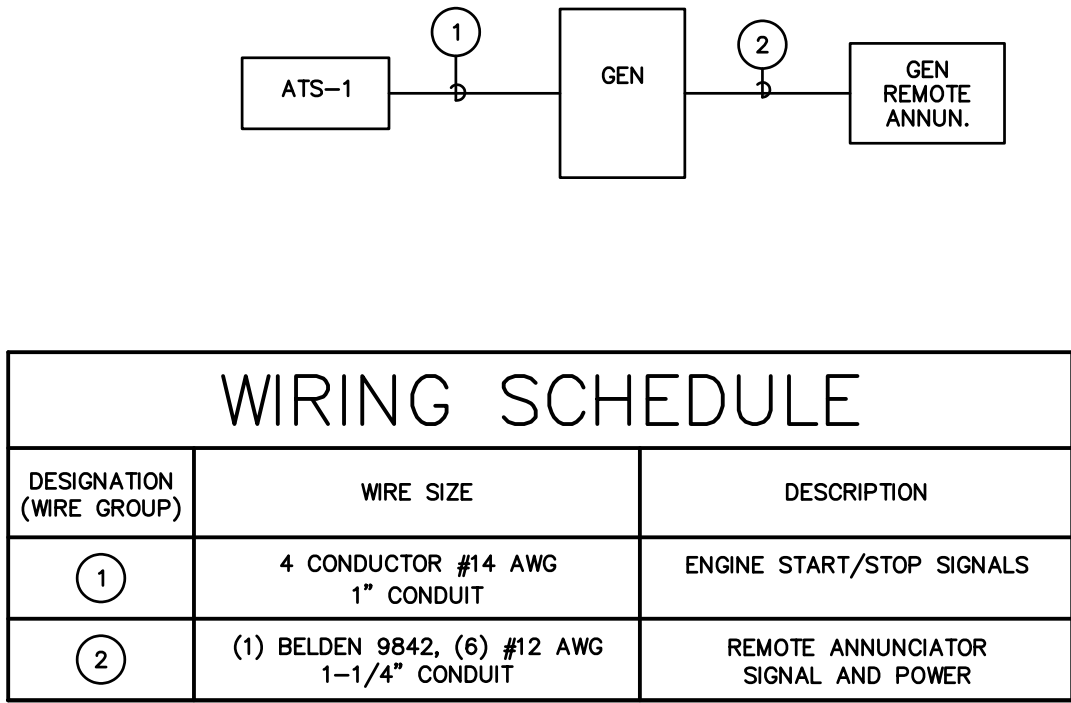
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POWER PLAN

E2.1



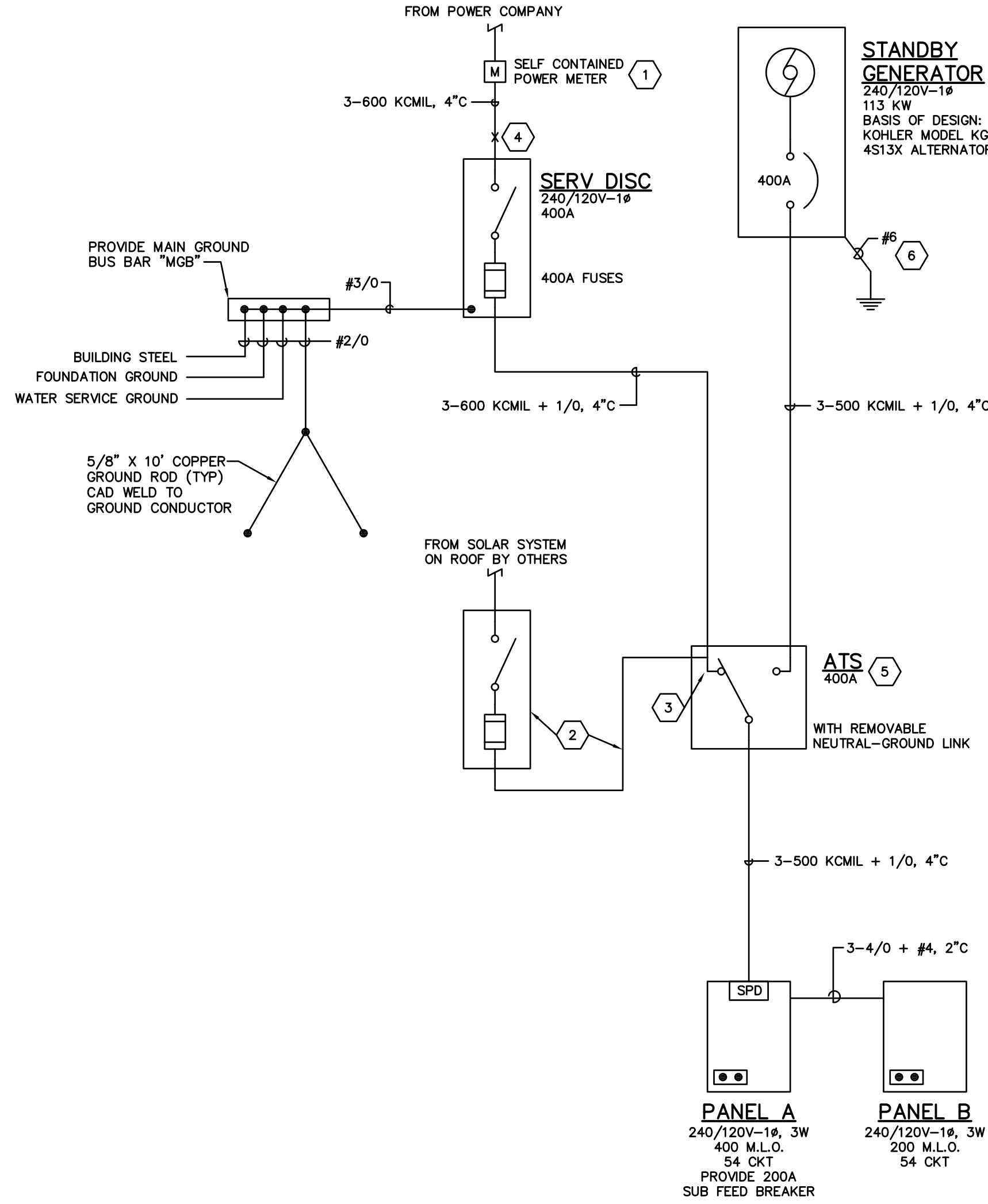
GENERATOR CONTROL DIAGRAM

SCALE:N.T.S.

NOTES:
CONTROL WIRING DIAGRAM AND WIRING SCHEDULE SHOWN ABOVE ARE FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL COORDINATE THE EXACT WIRING REQUIREMENTS WITH SYSTEM VENDOR.

GENERATOR REMOTE ANNUNCIATOR STATUS / ALARM POINTS	
PREDEFINED	
4	GENSET SUPPLYING LOAD
5	CHARGER AC FAILURE
6	LOW COOLANT LEVEL
7	LOW FUEL LEVEL
8	CHECK GENSET
9	NOT IN AUTO
10	GENSET RUNNING
11	HIGH BATTERY VOLTAGE
12	LOW BATTERY VOLTAGE
13	WEAK BATTERY
14	FAIL TO START
15	LOW COOLANT TEMP
16	PRE-HIGH ENGINE TEMP
17	HIGH ENGINE TEMP
18	PRE-LOW OIL PRESSURE
19	LOW OIL PRESSURE
20	OVERSPEED

NOTES:
DIFFERENT GENERATOR MANUFACTURERS MAY
HAVE SLIGHTLY DIFFERENT PREDEFINED POINTS
THAN THOSE SHOWN ABOVE.



- ### CODED NOTES
1. PROVIDE METER SOCKET COMPATIBLE WITH AMERICAN POWER COMPANY POWER METER. THE POWER COMPANY SHALL FURNISH THE METER BASE. THE ELECTRICAL CONTRACTOR SHALL INSTALL. GROUND PER POWER COMPANY'S REQUIREMENTS.
 2. DISC SWITCH FOR SOLAR SYSTEM AND CONNECTION TO ATS PROVIDE BY OTHERS.
 3. PROVIDE DOUBLE LUGS ON THE NORMAL SIDE OF ATS FOR SOLAR SYSTEM CONNECTION.
 4. PROVIDE NAMEPLATE TO INCLUDE THE ISC AVAILABLE FAULT CURRENT AND CALCULATION DATE PER NEC 110.24(A).
 5. PROVIDE SIGN AT SERVICE-ENTRANCE EQUIPMENT INDICATING THE GENERATOR LOCATION PER NEC 702.7(A).
 6. CONNECT TO GENERATOR GROUND LUG. REMOVE NEUTRAL TO GROUND BOND.

Panel ID: PANEL A		Voltage: 240 / 120	Panel Type: ---
Location: TRUCK BAY		Phase: 1	Enclosure: NEMA-1
Mounting: SURFACE		Wire: 3	
Main Type: M.L.O.		Main Size: 400 Amps	

PROVIDE 200A SUB FEED BREAKER FOR PANEL B

* = CIRCUIT TO BE PROVIDED IF ALTERNATE I-1 AND/OR ALT-H2 ARE ACCEPTED

** = REFER TO ONE LINE DIAGRAM OR FLOOR PLANS FOR WIRE SIZES

GND WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CONN. LOAD (KVA)	CTK NO.	PHASE	CONN. LOAD (KVA)	CTK NO.	BRANCH CIRCUIT DESCRIPTION	WIRE GND SIZE
10 10	BRINE PUMP 1	30/2 GF	2.242	1 A	2	2.242	GF	BRINE PUMP 2	10 10
- 10	-	-	2.242	3	B	4	2.242	-	10 -
8 8	TRUCK WASH	80/2	4.080	5 A	6	1.000	-	CUH-2	12 12
- 8	----	-	4.080	7	B	8	1.000	-	12 -
8 8	AIR COMP	80/2	3.970	9 A	10	0.490	-	GW-1, RCP-1	12 12
- 8	-	-	3.970	11	B	12	0.900	EXT WALL PACKS	12 12
12 12	EF-1, EF-7	20/1	0.500	13 A	14	0.180	-	* GRH-1, GRH-2	12 12
12 12	EF-3, EF-5, UH-5	15/1	0.632	15	B	16	0.720	RECEPT	12 12
12 12	UH-1	20/2	1.500	17 A	18	1.000	-	CUH-1	12 12
- 12	-	-	1.500	19	B	20	1.000	-	12 -
12 12	OH DOOR - TRUCK BAY	20/1	1.176	21 A	22	1.080	-	RECEPT	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176	23	B	24	0.900	RECEPT	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176	25 A	26	1.128	-	UH-3, UH-4	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176	27	B	28	0.900	LTG - TRUCK BAY NW	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176	29 A	30	1.440	-	LTG-TRUCK SW, WASHBAY	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176	31	B	32	0.180	GMS-1	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176	33 A	34	1.080	-	RECEPT	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176	35	B	36	0.000	SPACE	- -
12 12	OH DOOR - TRUCK BAY	20/1	1.176	37 A	38	0.000	-	SPACE	- -
- 12	EF-2	20/2	1.440	39	B	40	0.000	SPACE	- -
-	-	-	1.440	41 A	42	1.176	-	OH DOOR - WASH BAY	- -
10 10	RECEPT	20/1	1.080	43	B	44	1.176	OH DOOR - WASH BAY	- -
12 12	* HVLS-1, HVLS-2	20/1	0.575	45 A	46	0.250	-	GEN OIL ALT HTR	12 12
- 12	-	-	0.575	47	B	48	0.800	GEN COOLANT HTR	12 12
- -	SPARE	-	0.000	49 A	50	0.720	-	GEN BATT CHARGER	12 12
- -	SPARE	-	0.000	51	B	52	29.208	PANEL B	** **
- -	SPARE	-	0.000	53 A	54	28.322	-	-	** **

Connected Load Panel Summary
Phase A: 60.3 KVA 592.5 AMPS
Phase B: 59.2 KVA 493.7 AMPS
Total: 119.5 KVA

Breaker Options (If Used):
HT - Handle Tie
LO - Lock-On Device
GF - GND Fault CKT Interrupter
EX - Existing to Remain
SH - Shunt Trip Breaker

LOAD SUMMARY:

PANEL A:

CONNECTED LOAD SUMMARY:	
LIGHTING: 3.3 kW	
RECEPTS: 6.1 kW	
MOTOR: 43.0 kW	
HVAC: 9.6 kW	
SUBTOTAL: 62.0 kW	

LOAD CALCULATIONS:
CONNECTED: 62.0 kW / 240 = 258.3 AMPS

DEMAND LOAD SUMMARY:

SUBTOTAL: 50.1 kW	

DEMAND: 50.1 kW / 240 = 208.8 AMPS

PANEL B:

CONNECTED LOAD SUMMARY:	
LIGHTING: 4.7 kW	
RECEPTS: 33.2 kW	
MOTOR: 4.1 kW	
HVAC: 15.5 kW	
SUBTOTAL: 56.9 kW	

LOAD CALCULATIONS:
CONNECTED: 56.9 kW / 240 = 237.1 AMPS

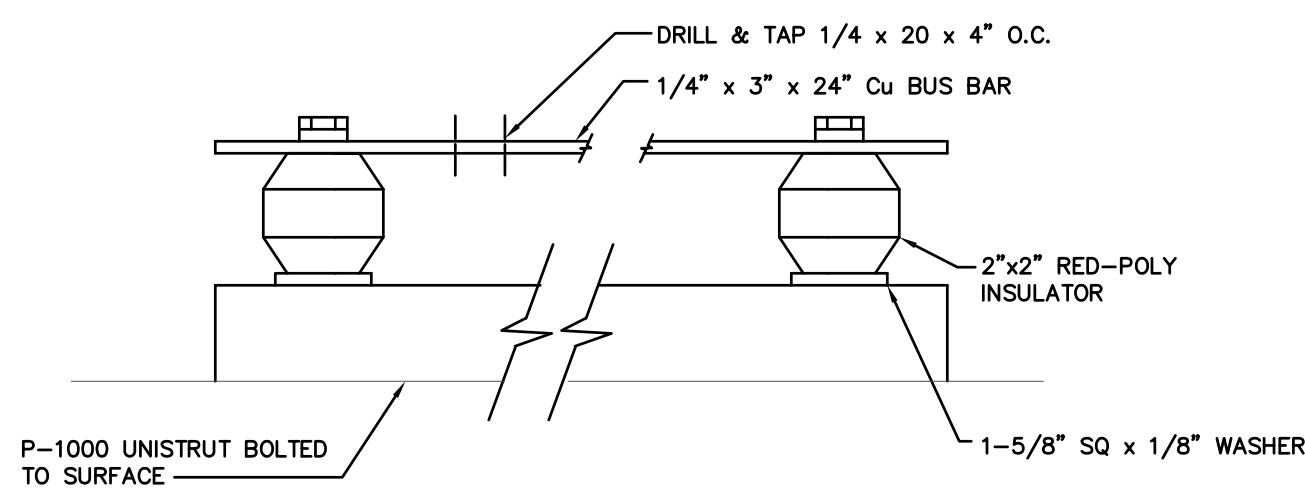
DEMAND LOAD SUMMARY:

SUBTOTAL: 39.7 kW	

DEMAND: 39.7 kW / 240 = 165.4 AMPS

TOTAL CONNECTED LOAD:
PANEL A: 258.3 AMPS
PANEL B: 237.1 AMPS
495.4 AMPS

TOTAL DEMAND LOAD:
PANEL A: 208.8 AMPS
PANEL B: 165.4 AMPS
374.2 AMPS



E3.1-23132

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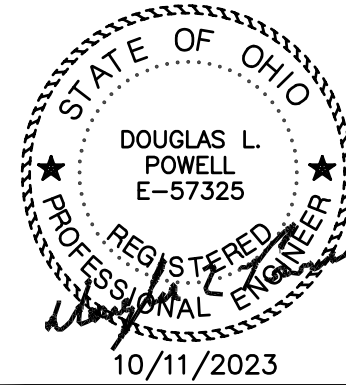
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ONE LINE DIAG., SCHEDULES

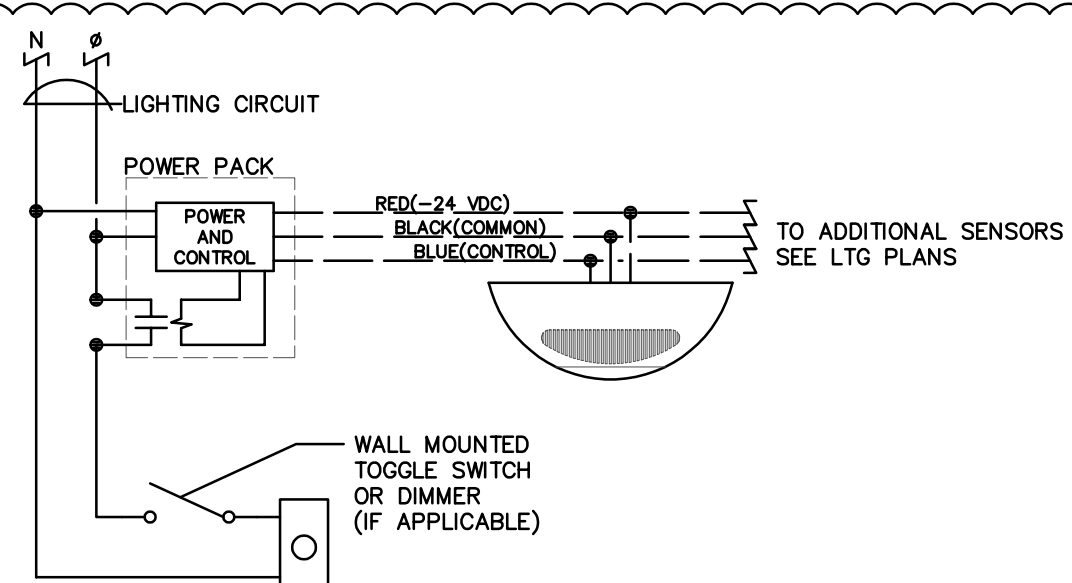
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OCCUPANCY SENSOR LEGEND

- ② LOW VOLTAGE, CEILING MOUNTED DUAL TECHNOLOGY VACANCY SENSOR WITH 360° FIELD OF VIEW. LIGHTING LOADS ARE CONTROLLED IN RELATION TO BOTH PRESENCE DETECTION AND SELECTABLE AMBIENT LIGHT LEVELS WITH INTEGRATED FORCE OFF PHOTOCELL. STENEL DT QUATTRO C1-24 OR APPROVED EQUAL.
- ③ LINE VOLTAGE, OUTDOOR RATED CEILING MOUNTED PASSIVE INFRARED VACANCY SENSOR WITH 240° FIELD OF VIEW. SET TO MANUAL ON/AUTO OFF STENEL IS240-120 OR APPROVED EQUAL.
- ④ WIRELESS, BATTERY POWERED CEILING MOUNTED PASSIVE INFRARED VACANCY SENSOR WITH 360° FIELD OF VIEW. SET TO MANUAL ON/AUTO OFF ZUMMESH-PIR-OCCUPANCY-BATT OR APPROVED EQUAL.
- ⑤ LINE VOLTAGE, 0-10V DIMMING DUAL TECH VACANCY SENSOR SWITCH. SET TO MANUAL ON/AUTO OFF STENEL DT VS DIM OR APPROVED EQUAL.
- ⑥ WIRELESS 0-10V WALL BOX DIMMER SINGLE POLE AND 3-WAY WIRING. ZUMMESH-5A-LV-W-S OR APPROVED EQUAL.
- ⑦ LINE VOLTAGE, PASSIVE INFRARED VACANCY SENSOR SWITCH. SET TO MANUAL ON/AUTO OFF STENEL IR WLS 1 OR APPROVED EQUAL.
- ⑧ LOW VOLTAGE MOMENTARY CONTACT CLOSURE SWITCH. STENEL GLA-QN APPROVED EQUAL.
- ⑨ JUNCTION BOX MOUNTED POWER PACK (AS REQUIRED). 120/277 VOLT INPUT, 20A LOAD RATING, 24VAC, 150 mA OUTPUT OR COMPATIBLE WITH OCCUPANCY SENSOR. INSTALL ABOVE ACCESSIBLE CEILING. POWER PACKS MAY NOT SHOWN ON PLANS, PROVIDE AS REQUIRED.

NOTES:

1. REFER TO WIRING DIAGRAM ON THIS SHEET.
2. FIELD ADJUST SETTINGS.
3. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. APPROVED EQUALS SHALL BE BY COOPER, LSI, LEVITON.
5. CEILING AND/OR WALL MOUNTED VACANCY SENSORS, SENSOR SWITCHES/DIMMERS AND POWER PACKS SHALL BE COMPATIBLE WITH LIGHT FIXTURES.
6. ALL SWITCH/DIMMER COVER PLATES SHALL BE WHITE.



- NOTES:
1. WHEN 1 POWER PACK IS SHOWN IN A ROOM / AREA, ALL SENSORS ARE WIRED TO THE POWER PACK SHOWN. INSTALL POWER PACKS ABOVE LAY-IN CEILING.
 2. WHEN MULTIPLE POWER PACKS ARE SHOWN IN A ROOM / AREA, THE VACANCY SENSORS SHALL BE WIRED TO THE POWER PACK WITH THE SAME NUMBER ADJACENT TO THE DEVICE. EXAMPLE - TWO OCCUPANCY SENSORS (#2) WIRED TO POWER PACK (#2).
 3. ULTRASONIC AND DUAL TECHNOLOGY SENSORS SHALL NOT BE INSTALLED WITHIN 6" OF A HVAC DIFFUSER.

CEILING MOUNTED OCCUPANCY SENSOR WIRING DIAGRAM

SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

NOTE: FXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS:
CL-CEILING MOUNTED; S-STEM SUSPENDED; W-WALL MOUNTED; R-CEILING RECESSED;
WP-WALL RECESSED; DY-DOME MOUNTED; UC-UNDER CABINET; RF-ROOF MOUNTED;
SL-SITE LIGHT; GR-GROUND; CH-CHAIN SUSPENDED; P-PENDANT

FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
S1	LED HIGH BAY ALUMINUM HOUSING, POLYCARBONATE LENS, MIDE DISTRIBUTION	COLUMBIA	CLB2-40MM-W-EDU	100W LED 15000 LUMENS 4000K	PENDANT MOUNTED AT 17' A.F.F.
S1E	PROVIDE FIXTURE WITH INTEGRAL 10W EMERGENCY BATTERY PACK, OR REMOTE MOUNT, 10W EMERGENCY BATTERY PACK, FOR MIN. 90 MINUTE OF ILLUMINATION	IOTA, MYER	LED-BP-SLIM (MYER, 10W) ILB2H-CP12-HE-50 (IOTA, 12W)	100W LED	REMOTE MOUNT EM BATTERY PACK SHALL HAVE SELF-DIAGNOSTIC / SELF-TESTING FEATURES. PROVIDE MOUNTING HARDWARE
S2	WASH DOWN MINI LED HIGH BAY, IP68 & IP 67 RATED, SINGLE PIECE FIBERGLASS BODY, POUR-IN-PLACE SEALING GASKET, HIGH IMPACT, FROSTED ACRYLIC DIFFUSER WET LOCATION OCCUPANCY SENSOR	ADVANTAGE ENVIRONMENTAL LUMAX LIGHTING LSI	LMMHB-50-H-FA-M-W-S	90.3W LED 14000 LUMENS 5000K	
S3	6" LONG LED LINEAR WRAP SINGLE PIECE (OP TO 8') EXTRUDED ACRYLIC LENS HEAVY GAUGE USA STEEL	ADVANTAGE ENVIRONMENTAL COOPER LSI	PLSW-6-S-40-HM-S-W-M-AC10	82W LED 8600 LUMENS 4000K	CEILING MOUNTED EXCEPT NOTED OTHERWISE ON PLAN
S4	4" LONG LED LENSED STRIP WELDED STEEL HOUSING	ADVANTAGE ENVIRONMENTAL COOPER LSI	LBSL-4-40-HL-M-W	80W LED 11100 LUMENS 4000K	PROVIDE AIRCRAFT CABLE FOR MOUNTING AT SAME ELEVATION AS TYPE S1
S5	4" LONG LED LENSED STRIP WELDED STEEL HOUSING	ADVANTAGE ENVIRONMENTAL COOPER LSI	LBSL-4-40-SL-M-W	33W LED 4650 LUMENS 4000K	CEILING MOUNTED
R1	2'x2' LED PANEL SWITCHABLE LUMENS AND COLOR TEMPERATURE 0-10V DIMMING	LITHONIA DAYBRITE COOPER	CPX-2x2-AL07-SWW-M4	18-33W LED 2600-4500 LUMENS 3500K, 4000K, 5000K	SET TO HIGHEST LUMENS & 4000K UNLESS NOTED OTHERWISE FOR MRR 104 SET TO MEDIUM LUMENS & 4000K
WP1	LED WALL PACK SWITCHABLE LUMENS AND COLOR TEMPERATURE ROTATABLE OPTICS, POLYCARBONATE LENS	PLT SOLUTIONS TRACE LITE COOPER LSI	PLT-11955	30/45/60W LED 4800-8500 LUMENS 3000K, 4000K, 5000K	WALL MOUNTED AT 15'-6" TO TOP OF FIXTURES
EXE	LED EXIT-EMERGENCY COMBO DIE-CAST ALUMINUM HOUSING 90-MINUTE NiCd BATTERY, 3W PER HEAD REMOTE CAPACITY	ADVANTAGE ENVIRONMENTAL COOPER LSI	XEM3U-R-A-A-EM-RC	-	SINGLE OR DOUBLE FACE PER PLAN
REM	LED REMOTE HEADS COMPATIBLE WITH EXIT-EM COMBO, WET LOCATION	-	-	-	-
EM	LED EMERGENCY UNIT HIGH PERFORMANCE, THERMOPLASTIC HOUSING 90-MINUTE LITHIUM-IRON PHOSPHATE BATTERY 5W PER HEAD	ADVANTAGE ENVIRONMENTAL COOPER LSI	ADHPT-W	-	-
EM2	LED EMERGENCY UNIT, WET LOCATION HIGH PERFORMANCE, THERMOPLASTIC GRAY HOUSING 90-MINUTE SEALED LEAD ACID BATTERY	ADVANTAGE ENVIRONMENTAL COOPER LSI	EM22-16-WP-LED	3.3W LED LAMPS	-
EXE2	LED EXIT-EMERGENCY COMBO, WET LOCATION POLYCARBONATE, GRAY HOUSING 90-MINUTE NiCd BATTERY SELD DIAGNOSTICS/TESTING	ADVANTAGE ENVIRONMENTAL COOPER LSI	XEM5WLU-1-R-G-SDT	3.3W LED / HEAD	-

ADDITIONAL SPECIFICATIONS:

- A. THE MANUFACTURER LISTED ON TOP WITH THE COMPLETED MODEL NUMBER SHALL BE THE BASIS-OF-DESIGN FIXTURE. MANUFACTURERS LISTED BELOW THE BASIS-OF-DESIGN SHALL BE CONSIDERED "EQUALS" AND SHALL MEET ALL REQUIREMENTS DESCRIBED IN THE FIXTURE DESCRIPTION, NOTES, SPECIFICATIONS, AND BE OF SIMILAR CONSTRUCTION, QUALITY AND PHOTOMETRIC PERFORMANCE.
- B. EACH TYPE OF LIGHTING FIXTURE BY OTHER MANUFACTURERS NOT LISTED AS "EQUALS" IN LIGHTING FIXTURE SCHEDULE SHALL BE PROVIDED WITH POINT-BY-POINT PHOTOMETRIC PLANS DURING SUBMITTAL PROCESS TO SHOW THE FOOTCANDLE LEVEL FOR AVERAGE, MAXIMUM, MINIMUM, MAX/MIN RATIO, AND AVE/MIN RATIO. THE FIXTURES' PHYSICAL DIMENSIONS SHALL BE COMPARABLE TO THOSE OF THE BASIS OF DESIGN, FIXTURES WITH PHYSICAL DIMENSION IN WIDTH, DEPTH/HEIGHT, OR LENGTH 20% OR GREATER THAT OF BASIS OF DESIGN WILL NOT BE ACCEPTED.
- C. THE ARCHITECT AND ENGINEER RESERVE THE RIGHT TO REJECT SUBSTITUTION REQUESTS AND "EQUAL" FIXTURES BASED ON AESTHETICS, QUALITY AND PERFORMANCE DURING THE REVIEW OF LIGHTING FIXTURE SHOP DRAWING SUBMITTALS. MANUFACTURERS AND FIXTURES LISTED AS "EQUALS" ARE NOT GUARANTEED TO BE APPROVED DURING SHOP DRAWING REVIEW.
- D. THE ARCHITECT SHALL VERIFY FIXTURE FINISHES DURING SHOP DRAWING REVIEW AND SELECT FROM FACTORY STANDARD OPTIONS WHERE ADDITIONAL FINISH INFORMATION IS REQUIRED.

STARTER SCHEDULE

KEY: COMB.-COMBINATION MAGNETIC ACROSS THE LINE; MAN-MANUAL MAG-MAGNETIC ACROSS THE LINE; S.D.-STAR DELTA; A.T.-AUTO TRANSFORMER; C.T.-CONTROL TRANSFORMER; H.O.A.-HAND/OFF/AUTO SELECTOR SWITCH; P.-PILOT LIGHT; S.S.-START/STOP PUSHBUTTONS; ON-OFF-ON/OFF MAINTAINED CONTACT SELECTOR SWITCH; H.A.-HAND AUTO. SELECTOR SWITCH.

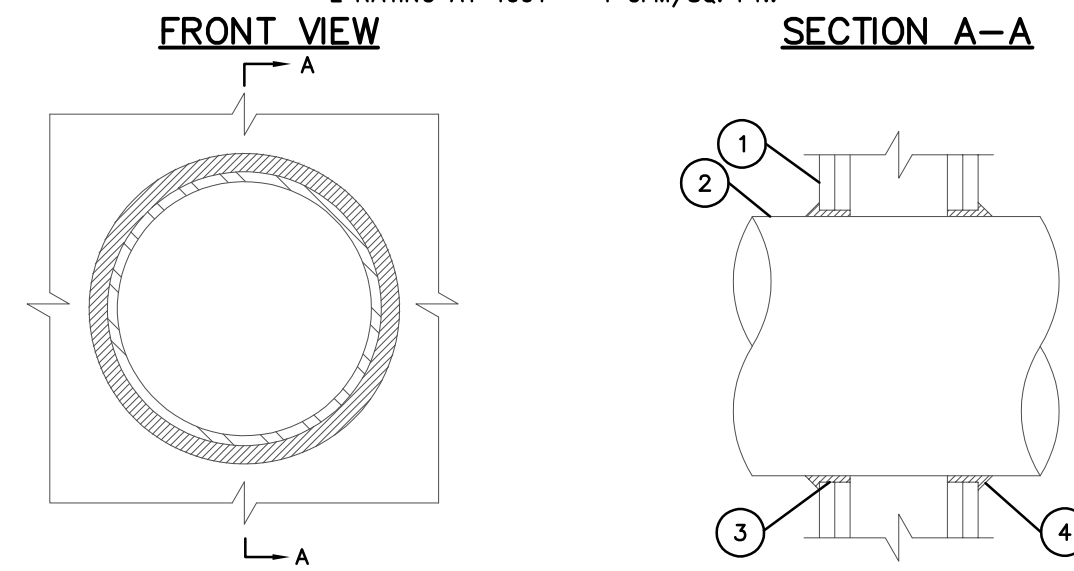
EQUIPMENT ITEM	MOTOR HP	POWER VOLT	PHASE	TYPE	NEMA SIZE	AUX. CONT. N.O.	DEVICES IN COVER N.C.	120 V C.T.	MOUNTING LOCATION	REMARKS
BRINE PUMP-1	5.0	240	1	COMB	2	2	2	H.O.A PILOT LIGHT	WALL MOUNT COORDINATE IN FIELD	PROVIDE ONE NEW COMB. MOTOR STARTER
EF-2	2.0	240	1	COMB	0	2	2	H.O.A PILOT LIGHT	WALL MOUNT COORDINATE IN FIELD	-

FIRE STOPPING DETAILS

RATED WALLS

METAL PIPE THROUGH 1-HR OR 2-HR GYPSUM WALL ASSEMBLY

UL/CUL SYSTEM NO. W1085
F RATING = 1-HR OR 2-HR
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400F = 4 CFM/SQ. FT.



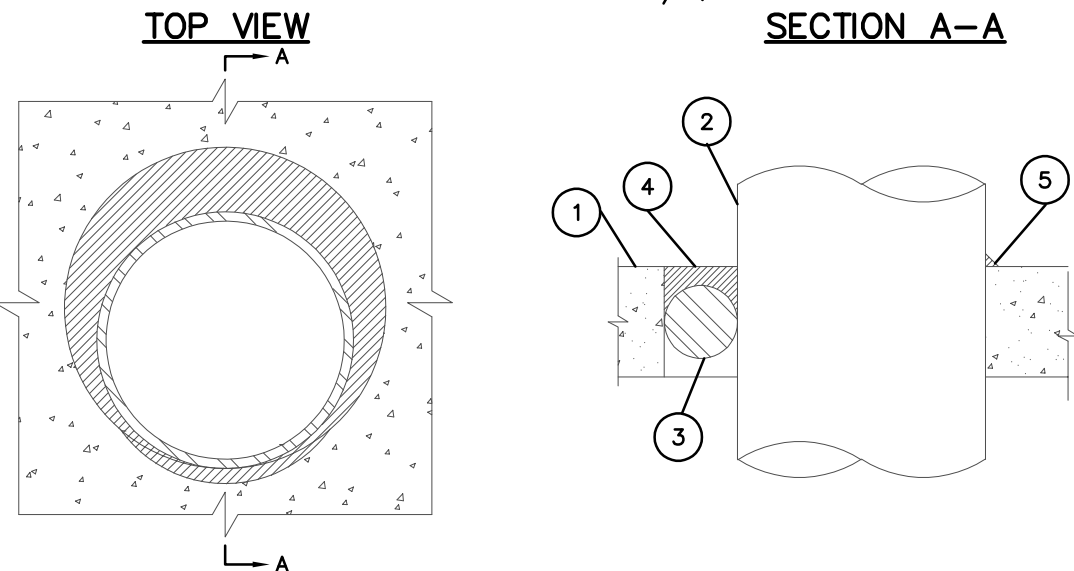
1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U300 OR U400 SERIES) (1-HR OR 2-HR FIRE-RATING) (2-HR SHOWN).
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
A. MAXIMUM 12" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
B. MAXIMUM 12" NOMINAL DIAMETER CAST IRON PIPE.
C. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
E. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
3. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT FORCED INTO ANNULAR SPACE TO MAXIMUM EXTENT POSSIBLE.
4. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT TO BE INSTALLED AROUND PIPE, LAPPING 1/4" BEYOND PERIPHERY OF OPENING

NOTES:

1. MAXIMUM DIAMETER OF OPENING = 13-1/4".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/4".

METAL PIPE THROUGH CONCRETE FLOOR/WALL OR BLOCK WALL

UL/CUL SYSTEM NO. CAJ154
F RATING = 3-HR
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400F = 4 CFM/SQ. FT.



1. CONCRETE FLOOR OR WALL ASSEMBLY (3-HR, FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR OR WALL (MINIMUM 4-1/2" THICK).
B. ANY UL/CUL CLASSIFIED CONCRETE BLOCK WALL.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
A. MAXIMUM 10" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
B. MAXIMUM 4" NOMINAL DIAMETER COPPER PIPE.
C. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
D. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. BACKER ROD, HILTI OF 128 FILLER FOAM, OR MINERAL WOOL TO BE USED AS BACKER.
4. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES:

1. MAXIMUM DIAMETER OF OPENING = 14".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 3-1/4".
3. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED ON BOTH SIDES OF A WALL ASSEMBLY.

ELECTRICAL ABBREVIATIONS

AWG	AMERICAN WIRE GAUGE	G.C.	GENERAL CONTRACTOR
A	AMPERE	GRD	GROUND
AFF	ABOVE FINISHED FLOOR	INFO	INFORMATION
AFG	ABOVE FINISHED GRADE	JUNC	JUNCTION
AMP	AMPERE, AMPACITY	LIG	LIGHTING
AVE	AVERAGE	MAX	MAXIMUM
BFG	BELOW FINISHED GRADE	M.C.	MECHANICAL CONTRACTOR
BRKR	BREAKER	MCA	MINIMUM CIRCUIT AMP
BLDG	BUILDING	MECH	MECHANICAL
CAB	CABINET	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CIRC	CIRCUIT	MOD	MOTOR OPERATED DAMPER
C	CONDUIT	P.C.	PLUMBING CONTRACTOR
CP	CONTROL PANEL	O.H.	OVERHEAD
CONN	CONNECTION / CONNECTOR	OPER	OPERATOR/OPERATED
CONTR	CONTRACTOR	PNL	PANEL
CONT	CONTROL	RECEPT	RECEPTACLE
DTL	DETAIL	REQ'D	REQUIRED
DIAG	DIAGRAM	STAT	THERMOSTAT
DISC	DISCONNECT	SW	SWITCH
E.C.	ELECTRICAL CONTRACTOR	TBD	TO BE DETERMINED
ELEC	ELECTRICAL	TEL	TELEPHONE
ETR	EXISTING TO REMAIN	TFMR	TRANSFORMER
EX	EXISTING	TYP	TYPICAL
FLA	FULL LOAD AMP	WP	WEATHERPROOF
		WSA	WIRE SIZE AMP

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING HGT. TO CENTER UNLESS OTHERWISE NOTED
⊠	RECESSED OR SUSPENDED LUMINAIRE/LIGHT FIXTURE	SEE DRAWINGS
⊠	REFER TO THE LIGHT FIXTURE SCHEDULE	SEE DRAWINGS
⊠	POLE MTD. LIGHT FIXTURE	SEE DRAWINGS
⊠	WALL MTD. LGHT FIXTURE	SEE DRAWINGS
⊠	WALL MTD. EXT LIGHT	AB DOOR
⊠	CEILING MOUNTED EXT LIGHT W/ DIRECTIONAL ARROWS	-
⊠	CEILING OR WALL MTD. EXT-EM LIGHT COMBO UNIT	CLG / AB DOOR
⊠	EMERGENCY REMOTE HEADS	CLG / AB DOOR
⊠	EMERGENCY BATTERY UNIT	90"
⊠	DUPLEX RECEPTACLE	18"
⊠	POWER AND VOICE/DATA POKE THROUGH	FLOOR MTD.
⊠	DUPLEX RECEPTACLE WEATHERPROOF / GROUND FAULT	18"
⊠	DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER	18"
⊠	220V RECEPTACLE	18"
⊠	DOUBLE DUPLEX RECEPTACLE	18"
⊠	20A POWER ONLY FLOOR BOX	FLOOR
⊠	JUNCTION BOX; WALL / CEILING MOUNTED; FLOOR MOUNTED	SEE DRAWINGS
⊠	PULL BOX	SEE DRAWINGS
⊠	TOGGLE SWITCH - SINGLE, 3-WAY & 4-WAY	42"
⊠	TOGGLE SWITCH - K = OPERATED, WP = WEATHERPROOF	42"
⊠	FLUSH WALL BOX FOR "VOICE/DATA" OUTLET, 1-PORT, 2-PORT WITH I.C. TO ABOVE CEILING UNLESS A LARGER CONDUIT IS INDICATED	18"
⊠	WALL TELEPHONE OUTLET	48"
⊠	WIRELESS ACCESS POINT	CEILING
⊠	MOTOR - 1 PHASE	AS REQUIRED
⊠	MOTOR - 3 PHASE	AS REQUIRED
⊠	MOTORIZED DAMPER - 1 PHASE	AS REQUIRED
⊠	ELECTRICAL PANEL - SURFACE MOUNT, FLUSH MOUNT	6'-0" TO TOP
⊠	PLYWOOD TELEPHONE BACKBOARD	SEE DRAWINGS
⊠	SAFETY SWITCH	AS REQUIRED
⊠	MAGNETIC MOTOR STARTER	AS REQUIRED
⊠	COMBINATION MOTOR STARTER	AS REQUIRED
⊠	MANUAL MOTOR STARTING SWITCH W/ PILOT LIGHT	42"
⊠	MANUAL MOTOR CONTROLLER/DISCONNECT	42"
⊠	LINE VOLTAGE THERMOSTAT	60"
⊠	FIRE ALARM MANUAL PULL STATION	42"
⊠	FIRE ALARM SIGNAL - AUDIO VISUAL	80"
⊠	FIRE ALARM SIGNAL - AUDIO VISUAL	CEILING
⊠	FIRE ALARM SIGNAL - STROBE ONLY	80"
⊠	SMOKE DETECTOR - DUCT MOUNTED	SEE DRAWINGS
⊠	SMOKE DETECTOR - CEILING	SEE DRAWINGS
⊠	HEAT DETECTOR - CEILING	SEE DRAWINGS
⊠	PHOTOCELL	SEE DRAWINGS
⊠	HORN/STROBE, GAS MONITORING SYSTEM	SEE DRAWINGS
⊠	PUSH BUTTON, OVERHEAD DOOR CONTROL	SEE DRAWINGS
⊠	KEYPAD CONTROLLER, HVALS FAN	SEE DRAWINGS

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STRUCTURAL ENGINEER

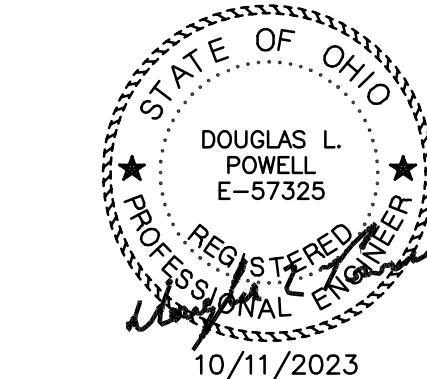
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MEP ENGINEER

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PROJECT STATUS

Bid/Permit Set



Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

ELEC. LEGEND ABBREVIATIONS

E4.1

E4.1-23132

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praterengineering.com

DESIGNED BY C. TONG	DRAWN BY CKT	CHECKED BY DLP	JOB NUM. 23132
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ELECTRICAL SPECIFICATIONS

GENERAL PROVISIONS A. GENERAL 1. THE PARTY PERFORMING THE WORK UNDER THIS SECTION HEREINAFTER REFERRED TO AS THE CONTRACTOR, SHALL FURNISH ALL LABOR MATERIAL, TOOLS, EQUIPMENT, SERVICES, AND SERVICE, AND INSTALL ACCESSORIES FOR A COMPLETE INSTALLATION OF ALL ELECTRICAL WORK AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO ALL NECESSARY ANCHORS, SUPPORTS, STRAPS, BOXES, FITTINGS AND OTHER SIMILAR APPURTENANCES NOT INDICATED ON THE DRAWINGS BUT ARE REQUIRED FOR A COMPLETE AND PROPERLY INSTALLED SYSTEM. ITEMS OMITTED FROM EITHER THE SPECIFICATIONS OR THE DRAWINGS, BUT SHOWN OR DESCRIBED IN THE OTHER, AND ALL NECESSARY TO MAKE THE ELECTRICAL SYSTEM COMPLETE AND WORKABLE SHALL FORM A PART OF THE WORK. 2. RACEWAY, WIRING, CABLING, PULL BOXES, JUNCTION BOXES, ETC. SHOWN IN THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN NATURE TO SHOW INTENT ONLY. AS THE RESULT OF DIFFERENCES BETWEEN VARIOUS MANUFACTURERS' REQUIREMENTS, ALL RACEWAY, WIRING, AND CABLING MAY NOT BE SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN HIS/HER BID ANY ADDITIONAL RACEWAYS, WIRING, AND CABLING REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE SYSTEMS BEING PROPOSED FOR USE ON THIS PROJECT. 3. ANY DISCREPANCIES WITHIN DRAWINGS AND SPECIFICATIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION DURING THE BIDDING PERIOD. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE TO THE CONTRACTOR BY REASON OF HIS FAILURE TO HAVE BROUGHT SAID DISCREPANCIES TO THE ATTENTION OF THE ENGINEER DURING THE BIDDING PERIOD OR OF ANY ERROR ON THE CONTRACTOR'S PART. 4. THE CONTRACTOR SHALL CHECK ALL EXISTING FIELD CONDITIONS (OR CIVIL, STRUCTURAL, ARCHITECTURAL AND MECHANICAL TRADES WORK) FOR POSSIBLE INTERFACE CAUSED BY CONDITIONS IN THE FIELD BEFORE BID IS MADE. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE TO THE CONTRACTOR BY REASON OF HIS FAILURE TO HAVE MADE SUCH EXAMINATIONS OR OF ANY ERROR ON HIS PART. 5. THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE CONTRACT DOCUMENTS AND TO HAVE SATISFIED HIMSELF AS TO THE CONDITIONS OF THE PREMISES, THE SITE, ANY OBSTRUCTIONS, THE ACTUAL LEVELS, ACCESS PANELS, AND ALL OTHER EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, SHALL CHECK LOCATION OF AND CONNECTIONS TO EXISTING FACILITIES, AND SHALL ASSUME ALL RESPONSIBILITY FOR SAME. 6. SHOULD ANY CHANGES IN THE DRAWINGS AND SPECIFICATIONS BE REQUIRED TO CONFORM TO THE ABOVE REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AT THE TIME OF SUBMITTING HIS BID. AFTER ENTERING INTO THE OWNER-CONTRACTOR AGREEMENT, THE CONTRACTOR SHALL BE HELD TO COMPLETE ALL WORK NECESSARY TO MEET THESE REQUIREMENTS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. 7. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THE WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED. ANY WORK THAT IS ENCLOSED OR COVERED UP BEFORE SUCH INSPECTION AND TEST SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE; AFTER IT HAS BEEN INSPECTED, THE CONTRACTOR SHALL RESTORE THE WORK TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE. 8. ALL GENERAL TRADES, PLUMBING, AND MECHANICAL DRAWINGS SHALL BE CHECKED BEFORE INSTALLING ANY OUTLETS, PUMP WIRING, ETC. 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CONTRACT DOCUMENTS, IN A NEAT AND WORKMANLIKE MANNER CONSISTENT WITH RECOGNIZED GOOD PRACTICE, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER OR HIS REPRESENTATIVE. 10. THE ARCHITECT OR OWNER RESERVE THE RIGHT TO DIRECT THE REMOVAL OR REPLACEMENT OF ANY ITEM WHICH, IN HIS OPINION, DOES NOT PRESENT AN ORDERLY, NEAT, OR WORKMANLIKE APPEARANCE PROVIDED THAT SUCH AN ITEM CAN BE INSTALLED IN AN ORDERLY WAY BY METHODS USUAL IN SUCH WORK. 11. IF THE CONTRACTOR FAILS TO DO ANY REQUIRED PATCHING OR REPAIR ANY DAMAGE RESULTING FROM THE INSTALLATION OF THE ELECTRICAL WORK, SUCH PATCHING OR REPAIRING SHALL BE DONE BY THE OWNER AND THE COST SHALL BE PAID BY THE CONTRACTOR. 12. ALL EQUIPMENT FURNISHED WITH FINISHED SURFACES FROM MANUFACTURER ARE NOT TO BE DEFAZED IN ANY WAY AND SHALL BE CLEANED TO ORIGINAL FINISH AT TIME OF COMPLETION OF WORK EXCEPT WHERE OTHERWISE NOTED. 13. THE CONTRACTOR SHALL CONDUCT SUCH TESTS AND ADJUSTMENTS OF EQUIPMENT AS REQUIRED TO VERIFY EQUIPMENT PERFORMANCE. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER AND HIS REPRESENTATIVE. 14. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES IN NEAT AND ORDERLY CONDITION AND REMOVE ALL DEBRIS RESULTING FROM THE WORK, AS WELL AS ALL TOOLS, EQUIPMENT, ETC. FROM THE SITE UPON COMPLETION OF THIS CONTRACT. ALL EQUIPMENT INCLUDING LIGHTING FIXTURES AND LENSES SHALL BE CLEAN AND FREE FROM DIRT, GREASE, FINGER MARKS, ETC., BEFORE FINAL ACCEPTANCE. B. JOB-SITE COPY OF DOCUMENTS 1. MAINTAIN AT THE SITE, ONE COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THESE SHALL BE AVAILABLE TO THE OWNER'S REPRESENTATIVE AT ALL TIMES. THE DRAWINGS MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE WORK. C. SUBMITTALS 1. THE CONTRACTOR SHALL TURN OVER ALL CERTIFICATES OF APPROVAL FOR INSPECTIONS OF ELECTRICAL WORK TO THE OWNER PROMPTLY WHEN RECEIVED. THESE CERTIFICATES MUST BE RECEIVED BEFORE PAYMENT WILL BE MADE FOR THE WORK INVOLVED. 2. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH ARE NOT IN COMPLIANCE WITH THESE SPECIFICATIONS, OR THE APPROVED SHOP DRAWINGS, EITHER BEFORE OR AFTER INSTALLATION AT NO EXPENSE TO THE OWNER AND EQUIPMENT SHALL BE REPLACED WITH APPROVED EQUIPMENT BY THE CONTRACTOR AT NO COST TO THE OWNER. 3. PROVIDE SHOP DRAWINGS FOR ALL MATERIALS LISTED IN THIS SPECIFICATION. 4. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, MANUFACTURER'S DRAWINGS AND WIRING DIAGRAMS. THE ENGINEER WILL REVIEW CONTRACTOR'S SHOP DRAWINGS AND RELATED SUBMITTALS (AS INDICATED BELOW) WITH RESPECT TO THE ABILITY OF THE DETAILED WORK, WHEN COMPLETE, TO BE A PROPERLY FUNCTIONING INTEGRAL ELEMENT OF THE OVERALL SYSTEM DESIGNED BY THE ENGINEER. BEFORE SUBMITTING A SHOP DRAWING OR ANY RELATED MATERIAL TO THE ENGINEER, CONTRACTOR SHALL: REVIEW EACH SUCH SUBMISSION FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS THEREOF; ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF CONTRACTOR; APPROVE EACH SUCH SUBMISSION BEFORE SUBMITTING IT; AND SO STAMP EACH SUCH SUBMISSION BEFORE SUBMITTING IT. THE ENGINEER SHALL ASSUME THAT NO SHOP DRAWING OR RELATED SUBMITTAL COMPRISES A VARIATION UNLESS CONTRACTOR ADVISES ENGINEER OTHERWISE VIA A WRITTEN INSTRUMENT WHICH IS ACKNOWLEDGED BY ENGINEER IN WRITING. THE ITEMS, TYPES OF SUBMITTALS AND RELATED MATERIAL (IF ANY) CALLED FOR ARE INDICATED BELOW: <table><thead><tr><th>ITEMS</th><th>TYPE SUBMITTALS REQUIRED</th></tr></thead><tbody><tr><td>CONDUIT</td><td>CATALOG CUTS</td></tr><tr><td>WIRING</td><td>SHOP DRAWINGS</td></tr><tr><td>LIGHTING AND POWER PANELS</td><td>CATALOG CUTS</td></tr><tr><td>CIRCUIT BREAKERS</td><td>CATALOG CUTS</td></tr><tr><td>WIRING DEVICES</td><td>CATALOG CUTS</td></tr><tr><td>DISCONNECT SWITCHES</td><td>CATALOG CUTS</td></tr><tr><td>LIGHTING FIXTURES</td><td>CATALOG CUTS</td></tr><tr><td>LIGHTING CONTROL DEVICES</td><td>CATALOG CUTS</td></tr><tr><td>STANDBY GENERATOR</td><td>SHOP DRAWINGS</td></tr><tr><td>AUTOMATIC TRANSFER SWITCH</td><td>SHOP DRAWINGS</td></tr></tbody></table> D. GUARANTEES 1. ALL EQUIPMENT FURNISHED AND WORK PERFORMED UNDER THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER. CODES AND FEES A. CODES: 1. ALL WORK, MATERIAL, AND EQUIPMENT PERFORMED UNDER THIS SPECIFICATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION AND INTERIM AMENDMENTS OF THE NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE, NATIONAL FIRE PROTECTIONS ASSOCIATION, OSHA, AMERICANS WITH DISABILITIES ACT (ADA) AND ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND ORDINANCES. ALL ELECTRICAL EQUIPMENT SHALL BE NEW (UNLESS NOTED OTHERWISE) AND SHALL COMPLY WITH THE REQUIREMENTS OF (UL) AND BEAR THE UL LABEL. B. FEES: 1. OBTAIN AND PAY FOR ANY AND ALL PERMITS & INSPECTIONS REQUIRED BY ALL LAWS, REGULATIONS AND PUBLIC AUTHORITY HAVING SUCH JURISDICTION.	ITEMS	TYPE SUBMITTALS REQUIRED	CONDUIT	CATALOG CUTS	WIRING	SHOP DRAWINGS	LIGHTING AND POWER PANELS	CATALOG CUTS	CIRCUIT BREAKERS	CATALOG CUTS	WIRING DEVICES	CATALOG CUTS	DISCONNECT SWITCHES	CATALOG CUTS	LIGHTING FIXTURES	CATALOG CUTS	LIGHTING CONTROL DEVICES	CATALOG CUTS	STANDBY GENERATOR	SHOP DRAWINGS	AUTOMATIC TRANSFER SWITCH	SHOP DRAWINGS	A. GENERAL 1. FURNISH ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, INCIDENTALS AND APPURTENANCES TO COMPLETE IN EVERY DETAIL AND LEAVE IN WORKING ORDER ALL ITEMS OF WORK CALLED FOR HEREIN AND SHOW ON THE DRAWINGS AND SPECIFICATIONS. 2. IT IS THE INTENT THAT THE ENSURING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK, SHALL BE FURNISHED. B. COORDINATION OF PLANS AND SPECIFICATIONS 1. CONTACT THE ARCHITECT IMMEDIATELY IF THERE IS ANY QUESTION REGARDING THE MEANING OR INTENT OF EITHER THE PLANS OR SPECIFICATIONS, OR UPON NOTICING ANY DISCREPANCIES OR OMISSIONS IN EITHER THE PLANS OR SPECIFICATIONS. C. SITE VISITATION 1. THE BIDDER IS ADVISED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THIS CONTRACT. D. SUPERVISION OF WORK 1. THE CONTRACTOR SHALL HAVE IN CHARGE OF THE WORK, AT ALL TIMES DURING CONSTRUCTION, A COMPETENT SUPERINTENDENT WITH A LARGE EXPERIENCE IN THE WORK TO BE DONE UNDER THIS SPECIFICATION. 2. REFER TO THE SPECIFICATIONS COVERING ALL BRANCHES OF THE WORK AND KEEP FULLY INFORMED OF THE PROGRESS OF GENERAL CONSTRUCTION. INSTALL ALL WORK THAT IS CONCEALED AND BUILT INTO THE BUILDING IN SUFFICIENT TIME TO INSURE PROPER LOCATION WITHOUT DELAYS TO THE WORK OF THE OTHER TRADES. PROPERLY ATTEND TO THE WORK DURING THE PROCESS OF BUILDING-IN TO PREVENT MISALIGNMENT AND DAMAGE. E. TEMPORARY SERVICE 1. FURNISH AND INSTALL TEMPORARY SERVICES TO A CENTRAL LOCATION AS DETERMINED ON SITE BY THE CONTRACTOR AND THE POWER COMPANY. THE TEMPORARY SERVICE SIZE IS TO BE 100 AMPERES, 208/120 VOLT, 3 PHASE, 4 WIRE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE POWER COMPANY'S RECOMMENDATIONS. 2. FURNISH AND INSTALL A WEATHERPROOF TEMPORARY PANEL. EXTENSION OF SERVICE TO OTHER PARTS OF THE PROJECT FROM THIS PANEL SHALL BE AT THE EXPENSE OF THE CONTRACTOR REQUESTING SUCH SERVICE. 3. THE COST OF THE CURRENT CONSUMED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 4. PROVIDE GENERAL CONSTRUCTION LIGHTING AT A MINIMUM OF TWO FIXTURES EVERY 200 SQUARE FEET AND ONE FIXTURE EVERY 20'-0" IN CORRIDORS AND LIKE AREAS. 5. CONSTRUCTION LIGHTING SHALL CONSIST OF A LAMP HOLDER, WIRE CAGE, AND A LED LAMP EQUIVALENT TO 100 WATT INCANDESCENT LAMP. 6. PROVIDE GENERAL RECEPTABLES AT A MINIMUM OF ONE (1) GFCI TYPE RECEPTABLE EVERY 400 SQUARE FEET, TOTAL OF SIX (6) RECEPTABLES PER CIRCUIT. SPECIFIC RECEPTABLES REQUESTED BY OTHER CONTRACTORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AT THE EXPENSE OF THE REQUESTING CONTRACTOR. 7. TEMPORARY WIRING AND LIGHTING SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC AND OSHA. ALL TEMPORARY WIRING SHALL BE MC CABLE (METAL CLAD CABLE) RUN THROUGH THE CONSTRUCTION AREA AS TO NOT OBSTRUCT LOCATIONS OF PERMANENT EQUIPMENT OR THE GENERAL CONSTRUCTION AREA. 8. ALL TEMPORARY ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, OR DEVICES PROVIDED BY THIS CONTRACTOR SHALL BE REMOVED AS THE PERMANENT EQUIPMENT IS INSTALLED AND ENERGIZED. ANY CIRCUITS REQUESTED OR INSTALLED BY OTHER CONTRACTORS SHALL BE THE RESPONSIBILITY OF THOSE CONTRACTORS TO REMOVE COMPLETELY. F. CUTTING AND PATCHING 1. AVOID CUTTING OF CONCRETE, MASONRY AND OTHER WORK BY USING INSERTS AND SLEEVES INSTALLED BEFORE CONCRETE, MASONRY, OR OTHER WORK IS STARTED. 2. THE CONTRACTOR SHALL GIVE THE LOCATIONS AND SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ELECTRICAL EQUIPMENT BEFORE WALLS, SLAB, ETC., ARE STARTED. IF IT BECOMES NECESSARY TO CUT INTO NEW WORK BECAUSE OF ANY COORDINATION FAILURE, ALL CONTRACTORS SHALL COORDINATE ANY NECESSARY CUTTING. PATCHING SHALL BE AT THIS CONTRACTOR'S EXPENSE. 3. NO CUTTING SHALL BE DONE WHICH WILL IN ANY WAY REDUCE THE STRUCTURAL STRENGTH OF THE BUILDING. SHOULD SUCH CUTTING BE DONE NECESSARY, THE ARCHITECT MUST FIRST BE FULLY INFORMED OF, AND CONSENT TO, THE PROPOSED OPERATION. 4. ALL CUTTING THROUGH POURED CONCRETE SLABS AND WALLS SHALL BE DONE WITH CORE DRILLS. NO JACKHAMMERS WILL BE ALLOWED. 5. REPAIR OF DAMAGES, BY THE ELECTRICAL CONTRACTOR TO NEWLY PAINTED OR REFINISHED AREAS IN TYPE AND FINISH TO MATCH EXISTING. 6. ALL CONDUITS, EQUIPMENT, ETC. THAT PENETRATES WALLS OR FLOORS SHALL HAVE OPENINGS, SLEEVES, ETC. FILED AND CLOSED OFF TO PREVENT THE POSSIBLE SPREAD OF FIRE OR PRODUCTS OF COMBUSTION THROUGH THE WALL OR FLOOR. G. CLEANING AND PAINTING 1. ALL ELECTRICAL EQUIPMENT SHALL BE KEPT DRY AND CLEAN DURING THE CONSTRUCTION PERIOD. INTERIOR OF ALL ENCLOSURES SHALL BE CLEANED OF DIRT AND DEBRIS BEFORE INSTALLING TRIM OR COVERS. 2. ALL FINISHED SURFACES OF EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE THOROUGHLY CLEANED OF DIRT AND ALL SCRATCHED OR DAMAGED SURFACES SHALL BE TOUCHED UP WITH MATCHING MATERIALS BEFORE FINAL ACCEPTANCE OF THE WORK. 3. WHEN ALL WORK IS COMPLETED AND ALL WORK HAS BEEN SATISFACTORILY TESTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE, ALL CONDUIT AND OTHER EXPOSED SURFACES SHALL BE THOROUGHLY CLEANED. NO EXPOSED FERROUS METAL SURFACES SHALL BE LEFT UNPAINTED. TOUCH-UP ALL GALVANIZED SURFACES, IF SCRATCHED, WITH TWO COATS OF ALUMINUM PAINT. 4. PRIME AND PAINT ALL STEEL HANGERS, BOXES, STRAPS, RODS, ETC. WHICH ARE NOT PROVIDED WITH RUST-PROTECTIVE FINISH OR IF THE PROTECTIVE FINISH IS DAMAGED DURING INSTALLATION. PAINT IS TO BE ZINC CHROMATE PRIMER WITH ALUMINUM BRONZE FINISH. THIS INCLUDES UNFINISHED, MECHANICAL, AND EXPOSED TO NEW LOCATIONS. 5. PRIME AND PAINT BOTH SIDES AND EDGES OF ALL WOOD MOUNTING PANELS WITH TWO (2) COATS OF GRAY FLAMEPROOF PAINT. 6. PAINT ALL EXPOSED BARE CONDUIT, PANELS AND BOXES IN EQUIPMENT OR FAN ROOMS. PAINTING SHALL CONSIST OF TWO (2) COATS OF SEMI-GLOSS ENAMEL PAINT, EXCEPT ON WALLS THAT ARE SHOWN ON THE "ROOM FINISH SCHEDULE" TO BE PAINTED UNDER THE "PAINTING" SECTION OF THE SPECIFICATIONS. THE ARCHITECT SHALL SELECT COLORS. H. EXCAVATION AND BACKFILL 1. PROVIDE ALL EXCAVATION AND BACKFILL NECESSARY TO GET THE WORK IN PLACE. SUCH EXCAVATION SHALL BE CARRIED TO THE MINIMUM DIMENSIONS AND DEPTHS INDICATED, OR AS NECESSARY FOR THE PROPER INSTALLATION AND COMPLETION OF THE WORK. 2. REMOVE ALL FORMWORK AND DEBRIS BEFORE BACKFILL IS PLACED. BACKFILL IS TO BE BROUGHT TO THE PROPER ELEVATION AND SHALL BE PUDDLED, TAMPED AND THOROUGHLY COMPACTED. FINISHED GRADE SHALL BE REPLACED IN KIND, I.E., SOIL, SAND, GRAVEL, BLACKTOP, CONCRETE, ETC TO MATCH EXISTING AND/OR FUTURE SURROUNDINGS. 3. SURPLUS SOIL REMOVED FROM EXCAVATIONS SHALL BE REMOVED FROM THE SITE BY THIS CONTRACTOR. 4. ALL EXCAVATED AREAS SHALL BE BARRICADED AND PROPERLY PROTECTED. I. CAST-IN-CONCRETE ITEMS 1. ANCHOR BOLTS, BOXES, CONDUIT, SLEEVES OR ANY OTHER ITEMS REQUIRED TO BE IN POURED-IN-PLACE CONCRETE SHALL BE FURNISHED ALONG WITH FULL LOCATION INFORMATION TO PROPER CONTRACTOR IN TIME TO CAUSE NO DELAY IN WORK. 2. SHOP DRAWINGS FOR PRE-CAST ITEMS CONTAINING SUCH ITEMS SHALL BE APPROVED BY THE ARCHITECT. J. EXISTING WORK AND DEMOLITION 1. LOCATE EXISTING UTILITIES PRIOR TO BEGINNING WORK. REROUTE OR REPLACE EXISTING UTILITIES WHERE NECESSARY TO PERMIT INSTALLATION OF THE NEW WORK. PROVIDE ADEQUATE MEANS OF PROTECTION DURING WORK OPERATIONS. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED, TO THEIR EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE. 2. SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING WORK OPERATIONS, NOTIFY THE ARCHITECT IMMEDIATELY FOR PROCEDURE DIRECTIONS. COOPERATE WITH UTILITY COMPANIES IN MAINTAINING ACTIVE SEWERS AND FACILITIES IN OPERATION. K. ELECTRICAL SERVICE 1. PROVIDE ELECTRIC SERVICE AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. 2. THE POWER COMPANY, SHALL FURNISH AND INSTALL PRIMARY CABLE, METER, CURRENT TRANSFORMERS. THE POWER COMPANY SHALL ALSO FURNISH THE METER TRIM TO THE ELECTRICAL CONTRACTOR.	3. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE METER TRIM FURNISHED BY THE POWER COMPANY. 4. SEE SPECIFICATION SECTIONS PERTAINING TO MATERIAL AND PRODUCTS USED. 5. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL METERING AS REQUIRED BY THE POWER COMPANY. 6. FURNISH AND INSTALL CONDUIT AS REQUIRED FOR POWER COMPANY METERING. 7. COORDINATE WORK WITH THE POWER COMPANY PRIOR TO INSTALLATION. 8. PRIOR TO THE START OF THE SITE EXCAVATION; CONTACT THE LOCAL UNDERGROUND UTILITY MARKINGS AND HAVE THE EXISTING UTILITIES IDENTIFIED. TESTS AND INSPECTIONS A. OBTAIN ALL INSPECTIONS REQUIRED BY ALL LAWS, ORDINANCES, RULES, REGULATIONS OR PUBLIC AUTHORITY HAVING JURISDICTION AND OBTAIN CERTIFICATES OF SUCH INSPECTIONS AND SUBMIT SAME TO THE OWNER'S REPRESENTATIVE. PAY ALL FEES, CHARGES AND OTHER EXPENSES IN CONNECTION THEREIN. OBTAIN OCCUPANCY PERMIT AS REQUIRED BY OWNER. FINAL PAYMENT SHALL NOT BE MADE UNTIL OCCUPANCY PERMIT IS OBTAINED. B. WORK SHALL BE UNACCEPTABLE WHEN FOUND TO BE DEFECTIVE OR CONTRARY TO THE PLANS SPECIFICATIONS, CODES SPECIFIED OR ACCEPTED STANDARDS OF GOOD WORKMANSHIP. C. THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK FOUND UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE WHETHER OBSERVED BEFORE OR AFTER SUBSTANTIAL COMPLETION AND WHETHER OR NOT FABRICATED, INSTALLED OR COMPLETED. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF CORRECTING SUCH UNACCEPTABLE WORK, INCLUDING COMPENSATION FOR THE OWNERS REPRESENTATIVE ADDITIONAL SERVICES MADE NECESSARY THEREBY. D. THE ELECTRICAL CONTRACTOR SHALL TEST AND OBTAIN ACCEPTANCE FOR THE FOLLOWING SYSTEMS: EMERGENCY LIGHTING EQUIPMENT STANDBY GENERATOR AND AUTOMATIC TRANSFER SWITCH OPERATIONS AND MAINTENANCE MANUALS A. SUBMIT (3) BOUND COPIES OF OPERATIONS AND MAINTENANCE MANUALS, 8 1/2" X 11" IN 3-RING HARD BACK BINDER. 23" X 25" AND LARGER SHEETS SHALL BE FOLDED AND INDEXED IN REAR OF BINDER. B. O & M MANUALS TO INCLUDE THE FOLLOWING SYSTEMS: PERMITS FILED INSPECTIONS OBTAINED WARRANTIES INSTALLATION MANUALS FIELD INSPECTION REPORTS FIELD TEST REPORTS LIGHTING AND POWER PANELS LIGHTING FIXTURES LIGHTING CONTROL DEVICES WIRING DEVICES STANDBY GENERATOR AND AUTOMATIC TRANSFER SWITCH CONDUIT A. ALL CONDUIT SHALL BE SUBSTANTIALLY SUPPORTED BY PIPE STRAPS OR SUITABLE CLAMPS OR HANGERS ATTACHED TO THE ELEMENTS OF THE BUILDING STRUCTURE TO PROVIDE RIGID SUPPORT; IN NO CASE SHALL CONDUIT BE ATTACHED OR SUPPORTED FROM ADJOINING PIPE OR INSTALLED IN SUCH A MANNER AS TO PREVENT THE READY REMOVAL OF OTHER PIPE FOR REPAIRS. B. ALL WIRING SHALL BE RUN IN CONDUIT UNLESS OTHERWISE NOTED. C. ALL WIRING IN BUILDING INTERIOR, INCLUDING FEEDERS, BRANCH CIRCUITS AND AUXILIARY WIRING SHALL BE RUN IN THIN WALL (EMT) CONDUIT MINIMUM 3/4" TRADE SIZE. D. ALL STEEL CONDUIT SHALL BE GALVANIZED AND ALL CONDUIT SHALL HAVE THE MANUFACTURER'S NAME AND U.L. LABEL ATTACHED TO OR STAMPED ON EACH PIECE. E. ALL CONDUIT ON BUILDING EXTERIOR, IN EXTERIOR PARTITIONS, IN POURED CONCRETE, OR BURIED BENEATH CONCRETE SLABS, SHALL BE RIGID OR INTERMEDIATE (MCO) STEEL. F. FLEXIBLE NEOPRENE-CLAD GALVANIZED STEEL CONDUIT SHALL BE USED FOR "MAKEUP" CONNECTIONS TO ROTATING MACHINERY AND HEATING ELEMENTS. LIGHTING FIXTURES MAY BE SUPPLIED WITH SHORT LENGTHS (MAX. 6'-0") OF FLEXIBLE CONDUIT WITH GREEN GROUND WIRE. FLEXIBLE CONDUIT MAY BE USED IN DRYWALL PARTITIONS. G. ALL THINWALL CONNECTORS SHALL BE OF THE INSULATED THROAT TYPE. ALL FITTINGS SHALL BE STEEL, NO DIE CAST FITTINGS WILL BE ALLOWED. CONTRACTOR MAY USE THOMAS AND BETTS, RAGO STEEL OR IF MODEST FITTINGS. H. UNLESS OTHERWISE NOTED, ALL CONDUIT SHALL BE RUN CONCEALED WITHIN THE BUILDING CONSTRUCTION WHEN INSTALLED IN FINISHED INTERIOR OR EXTERIOR AREAS. CONDUIT IN EQUIPMENT ROOMS AND ON ROOF MAY BE RUN EXPOSED. I. CONDUIT THRU ROOF SHALL BE FLASHED WITH 6" HIGH PITCH POCKETS, OR EQUALLY EFFECTIVE MEANS APPROVED BY ARCHITECT. J. SEAL WATER AND MOISTURE TIGHT ALL CONDUITS ENTERING FROM OUTSIDE THE BUILDING. WIRE AND CABLE A. ALL CONDUCTORS SHALL BE STRANDED AND OF THE AWG SIZE AND TYPE SHOWN ON THE DRAWINGS, WHERE NO SIZE OR TYPE IS SHOWN, CONDUCTORS SHALL NOT BE LESS THAN #10 TYPE KVMN, THIN WALL, THIN WALL SHALL BE COPPER AND HAVE 800 VOLT INSULATION: BE UL LABELED AND OF AMERICAN MANUFACTURER. B. ALL WIRING FOR EMERGENCY LIGHTING SHALL BE RUN IN SEPARATE CONDUITS, MINIMUM #10 AWG. C. ALL CONNECTIONS ARE TO BE MADE USING PRESSURE TIE TERMINALS. D. THE FOLLOWING COLOR CODE SHALL BE USED: <table><tr><td>120/208 VOLT</td><td></td></tr><tr><td>PHASE A</td><td>BLACK</td></tr><tr><td>PHASE B</td><td>RED</td></tr><tr><td>PHASE C</td><td>BLUE</td></tr><tr><td>NEUTRAL</td><td>WHITE</td></tr><tr><td>EQUIPMENT GROUND</td><td>GREEN</td></tr></table> E. CONDUCTORS SHALL HAVE INSULATION COLORED AS NOTED ABOVE. F. EACH BRANCH CIRCUIT REQUIRING A NEUTRAL SHALL BE FURNISHED WITH A SEPARATE INDIVIDUAL NEUTRAL CONDUCTOR, UNLESS NOTED OTHERWISE. G. ALL WIRING SHALL BE CONTINUOUS WITHOUT ANY SPLICES. BOXES AND PLATES A. PROVIDE ALL OUTLET, JUNCTION, AND PULLBOXES AS INDICATED ON THE DRAWINGS AND AS NECESSARY TO INSTALL THE REQUIRED CONDUIT AND WIRING IN A NEAT AND WORKMANLIKE MANNER. B. PULLBOXES AND JUNCTION BOXES SHALL BE GALVANIZED AND OF THE CORRECT SIZE AND GAUGE, IN ACCORDANCE WITH CODE REQUIREMENTS AND SHALL BE U.L. LABELED. C. FLUSH OUTLET, JUNCTION AND PULLBOXES SHALL BE PRESSED STEEL GALVANIZED OR SHERARIZED AND SHALL BE A MINIMUM OF 4" SQUARE OR OCTAGONAL, SIMILAR TO APPLETON #40. STEEL BOXES CAST IN CONCRETE SHALL BE DESIGNED FOR CONCRETE INSTALLATION. D. ABOVE FLOOR BOXES SHALL PEDESTAL-HUBBELL METALUC-LO-COM OR APPROVED EQUAL. E. ALL BOXES SHALL BE RIGIDLY SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF THE CONDUIT SYSTEM. BOXES CAST INTO MASONRY OR CONCRETE ARE CONSIDERED TO BE RIGIDLY SUPPORTED. F. MULTIPLE GANG SWITCH BOXES FOR 277 VOLT CIRCUITS SHALL HAVE STEEL PARTITIONS BETWEEN GANGS. WIRING DEVICES A. WIRING DEVICES SHALL BE FURNISHED IN STRICT ACCORDANCE WITH THE CATALOG NUMBERS AND MANUFACTURERS LISTED IN THE SCHEDULE, WHICH FOLLOWS. OTHER SPECIAL PURPOSE DEVICES SHALL BE AS SPECIFIED ON THE DRAWINGS. B. DUPLEX GROUNDING TYPE RECEPTACLE - HUBBELL - HBL 8300 GY C. DUPLEX RECEPTACLE WITH TYPE A & C USB PORTS - 20 AMP, 125 VOLT - NEMA 5-20 HUBBELL USB20ACSWMR IN WEATHERPROOF-IN-USE-BOX D. GROUND ALL RECEPTABLES IN ACCORDANCE WITH ARTICLE 250-146 OF NEC AND AS INDICATED IN THE GROUNDING SECTION OF THIS SPECIFICATION. IDENTIFICATION A. ALL POWER AND LIGHTING PANELS, PULL BOXES, JUNCTION BOXES, FIRE ALARM, EMERGENCY LIGHT ETC., SHALL BE IDENTIFIED ON THE FRONT COVER OR TRIM WITH ITS NAME AND/OR DESIGNATION NUMBER OR LETTER AS SHOWN ON THE DRAWINGS AND WITH THE VOLTAGE AVAILABLE WITHIN THE PANEL.	120/208 VOLT		PHASE A	BLACK	PHASE B	RED	PHASE C	BLUE	NEUTRAL	WHITE	EQUIPMENT GROUND	GREEN	B. IDENTIFICATION SHALL BE IN THE FORM OF LAMINATED PLASTIC NAMEPLATES, BLACK FACE, WITH THE LETTERS ENGRAVED INTO THE WHITE BACKGROUND, MINIMUM 1/4" HIGH OR MATCH EXISTING BUILDING STANDARDS/EQUIPMENT. PLATES SHALL BE DRILLED ON EACH END FOR SHEET METAL SCREW ATTACHMENT. NO "TYMO" OR SIMILAR TYPE LABELS WILL BE ALLOWED. C. THE FOLLOWING IS AN EXAMPLE OF THE NAMEPLATE LAYOUT AND WORDING: PANEL-A 240/120 - 1, 3W FED FROM SERVICE DISCONNECT D. PLASTIC NAMEPLATES SHALL BE ATTACHED TO FACE OF ELECTRICAL DEVICE BY SHEETMETAL SCREWS. LOCATE PLATE SO WORDING READS HORIZONTALLY AND PLATE DOES NOT OBSTRUCT OTHER IDENTIFICATION PLATES, LATCHES OR OPERATORS. E. FIRE ALARM AND EMERGENCY SYSTEMS BOXES AND ENCLOSURES INCLUDING TERMINAL & JUNCTION BOXES SHALL BE PAINTED RED AND HAVE SYSTEM IDENTIFICATION NAMEPLATE. F. PANELBOARD DIRECTORY: A TYPED CIRCUIT DIRECTORY SHALL BE PROVIDED INDICATING LOCAL AREA SERVED AND LOCATION FOR EACH BRANCH CIRCUIT. FINAL PAYMENT SHALL NOT BE MADE UNTIL THIS IS COMPLETED. G. BRANCH-CIRCUIT PANELBOARDS: PER NEC 210.5, A PHASE COLOR-CODE NAMEPLATE SHALL BE MOUNTED ON THE INSIDE TRIM ADJACENT TO THE MANUFACTURER'S NAMEPLATE. REFER TO WIRE & CABLE SECTION FOR PROPER COLOR CODE FOR VOLTAGE UTILIZED. H. WHERE CIRCUIT BREAKERS OR FUSES ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION RATINGS MARKED ON THE EQUIPMENT BY THE MANUFACTURER, THE EQUIPMENT ENCLOSURE(S) SHALL BE LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE "CAUTION - SERIES RATED SYSTEM." I. FIRE ALARM PANEL AND TRANSFER CIRCUITS: CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT CONTROL". THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT. J. ALL RECEPTABLES, OUTLETS & JUNCTION BOXES SHALL BE LABELED INDICATING, PANEL & CIRCUIT NUMBERS. GROUNDING A. ALL BRANCH CIRCUITS OVER 100 VOLTS SHALL INCLUDE A GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NEC TABLE 250-122, EXCEPT NOT BE SMALLER THAN #12 FOR POWER AND LIGHTING CIRCUITS. ALL GROUND CONDUCTORS SHALL BE GREEN. B. ALL GROUND CLAMPS SHALL BE PENN-UNION "GPL" TYPE OR SIMILAR BY O.Z. OR BURNBY. C. THE GROUND CONDUCTOR SHALL BE CONNECTED TO THE NEUTRAL IN ONLY TWO LOCATIONS - ON THE SUPPLY SIDE OF THE SERVICE DISCONNECT MEANS PER NEC-250-24 AND ON SEPARATELY DERIVED SYSTEMS PER NEC 250-30. D. AT EACH RECEPTACLE BOX, THE GROUND CONDUCTOR SHALL ENTER AND CONNECT, WITH NORMAL WIRING CONNECTION, TO: 1) THE GROUND PIGTAIL TO RECEPTACLE; 2) THE GROUND PIGTAIL TO BOX GROUND SCREW; AND 3) THE OUTGOING GROUND CONDUCTOR TO NEXT DEVICE, IF NOT AT END OF RUN. METAL TO METAL CONTACT BETWEEN THE DEVICE YOTE AND THE OUTLET BOX IS NOT ACCEPTABLE AS A BOND FOR EITHER SURFACE MOUNTED BOXES OR FLUSH TYPE BOXES. E. MOTOR TERMINAL BOXES SHALL BE GROUNDED BY THE USE OF MANUFACTURER SUPPLIED GROUND LUG OR BY DRILLING AND TAPPING A HOLE FOR A GROUND SCREW. REMOVE PAINT PRIOR TO MAKING THE CONNECTION. F. LIGHTING FIXTURES SHALL BE GROUNDED BY THE USE OF A MANUFACTURER SUPPLIED GROUND LUG OR PIGTAIL OR BY THE USE OF GROUND CLIPS FASTENED ON BARE METAL THAT IS FREE OF PAINT. G. CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS. ALL LOCK NUTS SHALL CUT THROUGH ENAMELED OR PAINTED SURFACES ON ENCLOSURES, WHERE ENCLOSURES AND NON-CURRENT CARRYING METALS ARE ISOLATED FROM THE CONDUIT SYSTEM. USE BONDING JUMPERS WITH APPROVED CLAMPING. IN THINWALL (EMT) CONDUIT MINIMUM 3/4" TRADE SIZE. ECCENTRIC KNOCKOUTS ARE NOT COMPLETELY REMOVED BONDING BUSHINGS SHALL BE REQUIRED. MOTOR AND EQUIPMENT WIRING A. PROVIDE POWER AND CONNECT ALL MOTORS AND MOTOR DRIVEN EQUIPMENT SHOWN ON THE PLANS. B. FURNISH, INSTALL AND CONNECT ALL OVER CURRENT AND DISCONNECT MEANS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE. C. INSTALL AND WIRE ALL MOTOR CONTROL EQUIPMENT PER WIRING DIAGRAMS AND INSTRUCTIONS FURNISHED TO HIM, INCLUDING INTERLOCK WIRING BETWEEN EQUIPMENT. D. REFER TO THE HEATING AND AIR CONDITIONING SPECIFICATIONS FOR DESCRIPTION OF ELECTRICAL EQUIPMENT AND CONTROLS FURNISHED BY THEM. LIGHTING FIXTURES A. CLEARANCES FOR RECESSED PORTIONS OF FIXTURES FROM COMBUSTIBLE MATERIAL AND THERMAL INSULATION, SHALL BE IN ACCORDANCE WITH NEC ARTICLE 410-66. B. ANY FIXTURES SCRATCHED, BENT, CRACKED OR IN ANY WAY DAMAGED BEFORE ACCEPTANCE BY OWNER SHALL BE REPLACED AT THIS CONTRACTOR'S EXPENSE. C. ALL LIGHTING FIXTURES ARE TO BE GROUNDED ON THE INTERIOR OF THE FIXTURE HOUSING, ON CLEAN BARE METAL (FREE OF PAINT), BY USE OF A PIGTAIL AND FASTENED BY A SCREW USED FOR NO OTHER PURPOSE. D. WHEREVER LIGHTING SYSTEMS ARE SUPPORTED AND FASTENED TO A CEILING SUSPENSION SYSTEM OF THE GRID TYPE, EACH FIXTURE SHALL HAVE A SUPPORT WIRE FROM DECK ABOVE TO ALL CORNERS OF EACH RECESSED FIXTURE. EACH FIXTURE SHALL BE FASTENED TO THE GRID SYSTEM IN ACCORDANCE WITH ARTICLE 410-16(C) USING SUITABLE CLIPS. THE T-BAR SHALL NOT BE CUT OUT TO PROVIDE ROOM FOR THE JUNCTION BOX. PANELBOARDS A. FURNISH AND INSTALL, AS SCHEDULED AND SHOWN ON THE DRAWINGS, LIGHTING AND POWER PANELS FOR OPERATION ON 240/120 VOLT, 1-PHASE, 3-WIRE SERVICE. B. THE PANELS SHALL BE FULLY RATED AND SHALL HAVE SOLID NEUTRAL AND GROUND BUS, SQUARE D TYPE PK, UNLESS OTHERWISE NOTED, WITH BRANCH BREAKERS AS SCHEDULED ON THE DRAWINGS. C. PANEL ENCLOSURE SHALL HAVE THE MAXIMUM HEIGHT FOR THE TYPE USED, AND FULLY BUSSED FOR PROVISIONS FOR FUTURE BREAKERS. D. EQUAL PANELS BY SIEMENS, EATON, OR ABB MAY BE FURNISHED AT THIS CONTRACTOR'S OPTION. E. ALL TERMINATIONS SHALL BE MARKED "75°C ONLY", "60/75°C" OR LISTED FOR USE OF 75°C INSULATED CONDUCTORS AT FULL 75°C AMPACITY. F. ALL BUS BARS SHALL BE SILVER OR TIN PLATED COPPER. G. CABINETS SHALL BE OF COMMERCIAL GALVANIZED SHEET STEEL, CODE GAUGE AND SIZE, SURFACE OR FLUSH MOUNTED AS CALLED FOR IN THE DRAWINGS WITHOUT KNOCKOUTS. FLUSH PANELS SHALL BE FINISHED WITH PRIME COAT ONLY. DOORS SHALL BE FITTED WITH CHROME PLATED COMBINATION LOCK AND CATCH, AND ALL KEYS ALIKE. H. NEUTRAL ASSEMBLY SHALL HAVE INDIVIDUAL ANTI-TURN SOLDERLESS TERMINALS, SIMILAR TO SQUARE D TYPE PK, FOR CONNECTION OF ULTIMATE NUMBER OF NEUTRAL WIRES. SHEETMETAL TERMINAL STRIPS AND CONNECTIONS WILL BE REJECTED. I. NEUTRAL ASSEMBLY IN PANELBOARDS FED FROM K-13 TRANSFORMERS TO FEED NON-LINEAR LOADS SHALL BE RATED 200%. J. PANEL SHALL HAVE A COPPER GROUND BAR SIMILAR TO NEUTRAL BAR IN NUMBER, SIZE, AND TYPE OF ANTI-TURN SOLDERLESS LUGS. THE GROUND BAR SHALL BE FACTORY BONDED TO THE PANEL TUB IN THE GUTTER SPACE OPPOSITE THE MAINS AND THE NEUTRAL ASSEMBLY AND SHALL HAVE THE SCREWDRIVER SLOTS FACING THE FRONT OF THE PANEL. K. BREAKERS THAT FEED HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT SHALL BE LISTED "HACR" TYPE. L. PANELS SHALL BE MOUNTED WITH TOP OF PANEL AT 6'-0" ABOVE FLOOR. M. PANELBOARDS DEAD FRONT SHALL BE HINGED. N. PROVIDE CIRCUIT BREAKER TIES AS REQUIRED BY THE N.E.C. DISCONNECTS A. FURNISH AND INSTALL HEAVY DUTY FUSIBLE DISCONNECT OR NON-FUSIBLE DISCONNECT SWITCHES WHERE SHOWN ON THE DRAWINGS, IN CONFORMANCE WITH N.E.C. REQUIREMENTS. B. SWITCHES SHALL BE WALL MOUNTED IN GENERAL PURPOSE ENCLOSURE UNLESS OTHERWISE NOTED. THEY SHALL BE NEMA HEAVY-DUTY TYPE AND SHALL HAVE THE RATING, CAPACITY AND NUMBER OF POLES FOR THE SERVICE CONCERNED. C. ALL SWITCHES HAVE PROVISIONS FOR PADLOCKING AND SHALL BE BY THE SAME MANUFACTURER. D. HANDLE SHALL BE PAD LOCKABLE. E. FUSIBLE SWITCHES SHALL HAVE CLASS R FUSE CLIPS. F. SWITCHES SHALL BE INSTALLED TO PROVIDE CODE REQUIRED CLEARANCE AND SHALL BE GENERALLY WALL MOUNTED AT 6'-0" TO TOP.
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PHASE B	RED																																				
PHASE C	BLUE																																				
NEUTRAL	WHITE																																				
EQUIPMENT GROUND	GREEN																																				

Design Collective

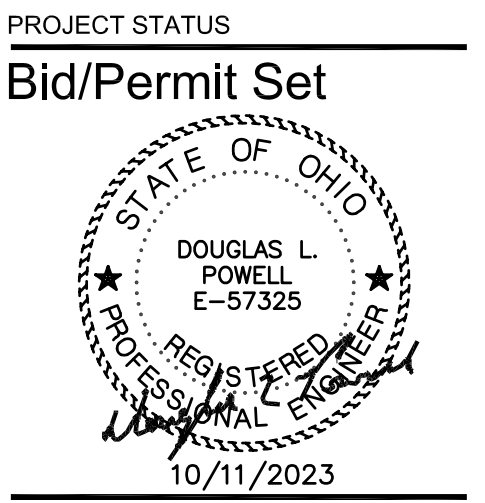
OWNER
Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT
Design Collective Architecture
151 East Nodownside Blvd.
Columbus, OH 43215
(614) 464-2880

CIVIL ENGINEER
Kinley-Horn
7885 North High St, Suite 200
Columbus, OH 43235
(614) 454-6699

STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
(614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
(614) 766-4896



Grove City Maintenance Building
3262 Ventura Blvd. Grove City, OH 43123

REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

ELECTRICAL SPECIFICATIONS

E5.1

E5.1-23132

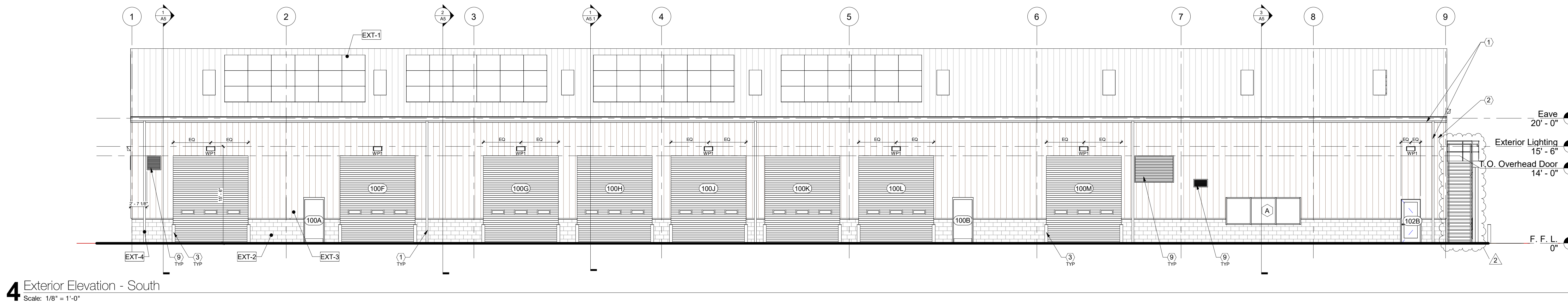
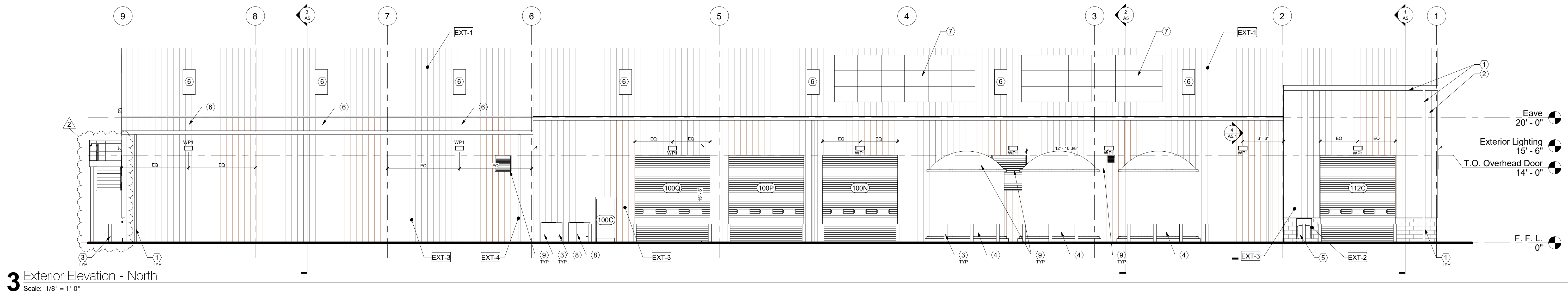
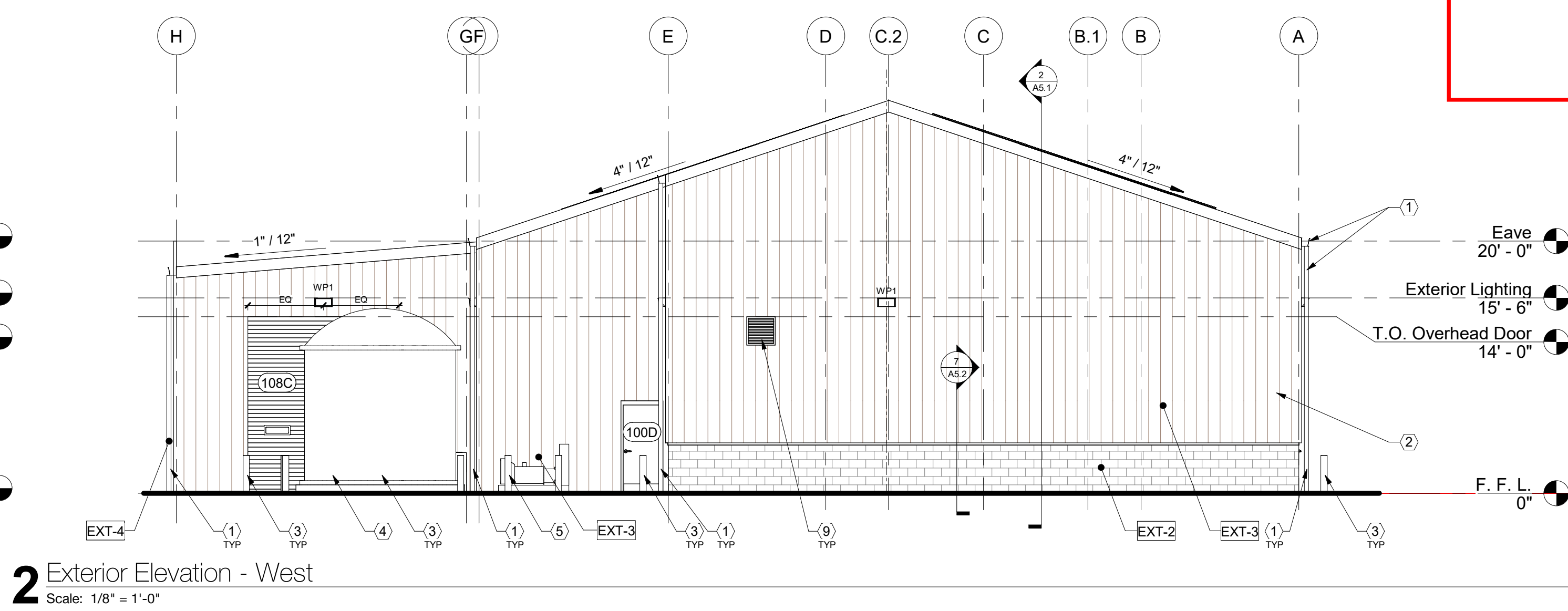
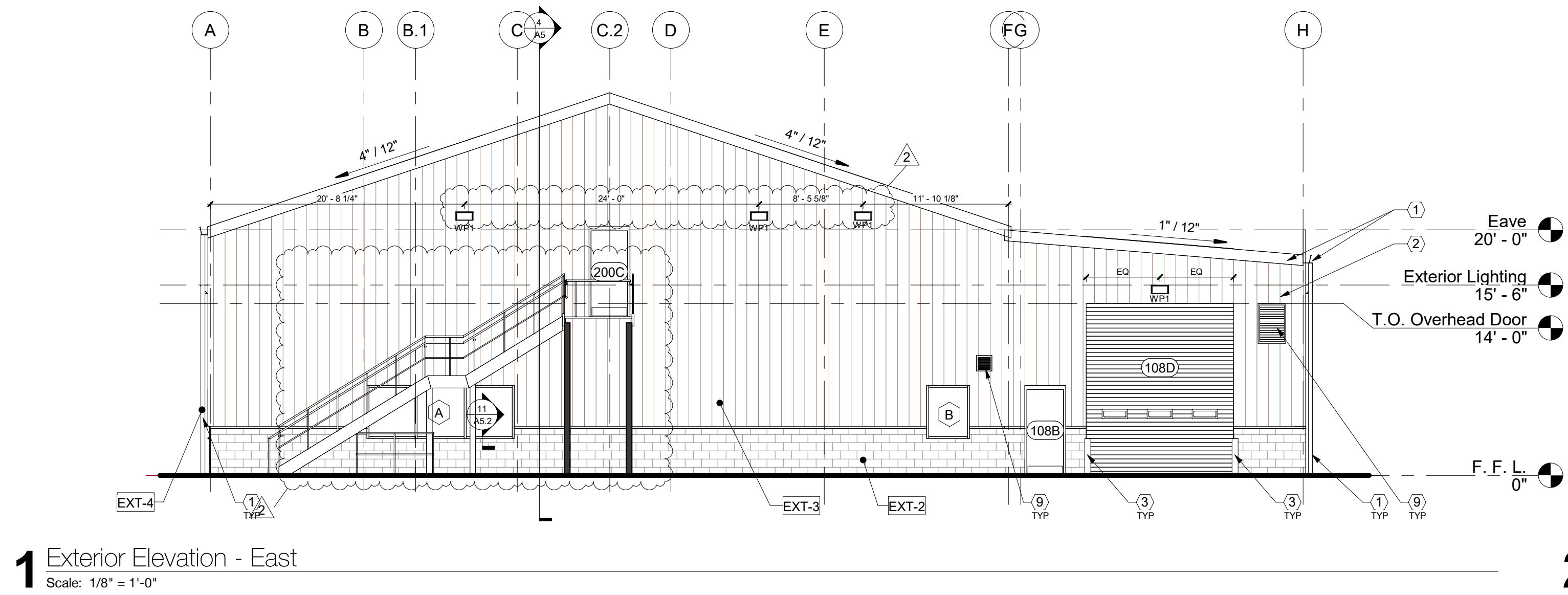
PRATER
Engineering Associates, Inc.

6130 Wilcox Road
Dublin, Ohio 43016

(614) 766-4896
praterengineering.com

DESIGNED BY C. TONG	DRAWN BY CKT	CHECKED BY DLP	JOB NUM. 23132
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GENERAL NOTES - EXTERIOR ELEVATIONS

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.

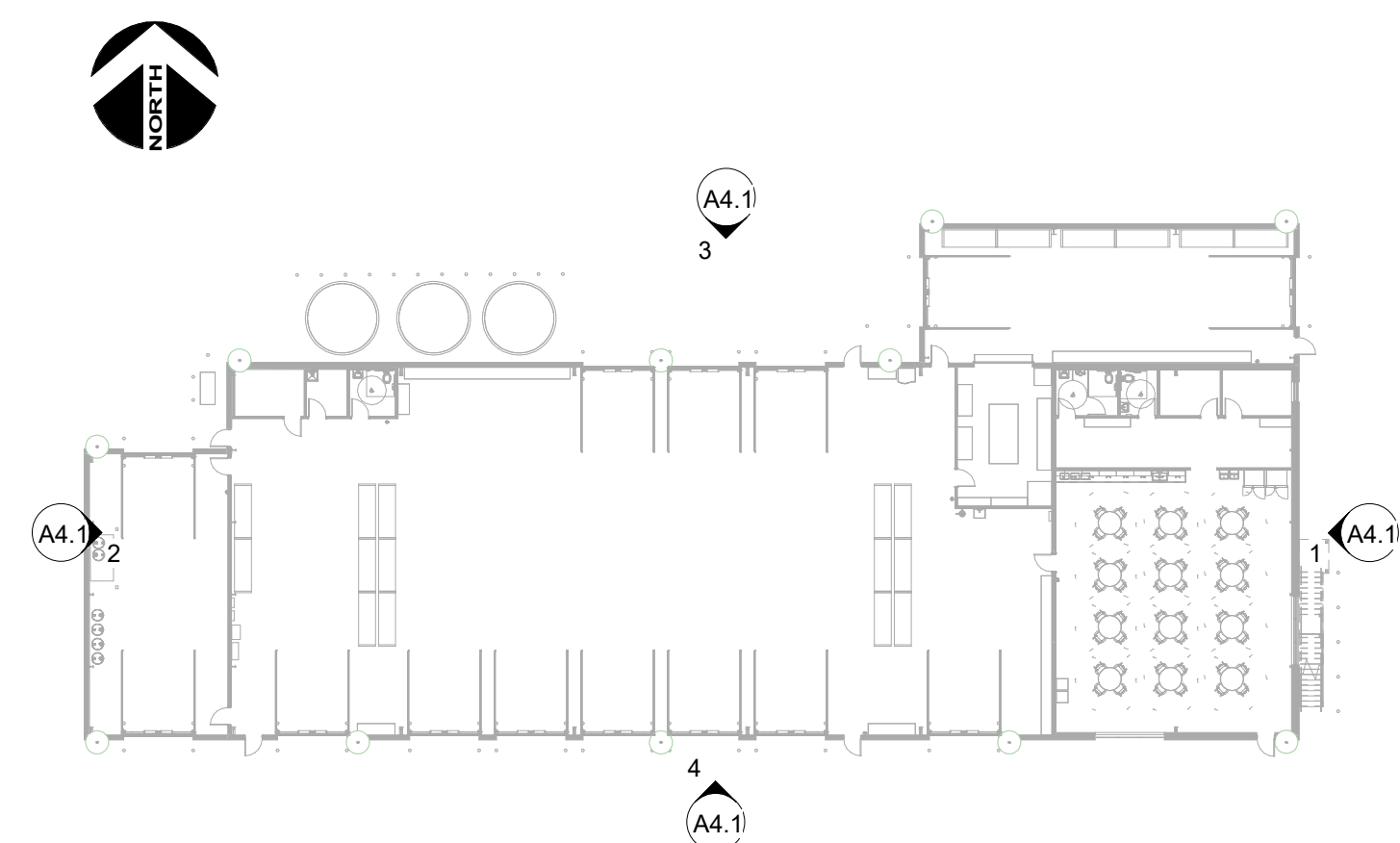
SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	

KEYNOTES - EXTERIOR ELEVATIONS

- Pre-finished metal downspout/ gutter. Refer to roof plan and PEMB drawing.
- PEMB wall panel by Manufacturer, refer to Wall Sections
- Bollard, refer to details
- Brine tank
- Generator
- PEMB skylight, refer to Roof Plan and PEMB manufacturers drawings
- Solar panels, refer to Roof Plan
- Condensing unit
- Louver shown for reference only, refer to HVAC Drawings

KEY PLAN - EXTERIOR ELEVATIONS



Received By:
Grove City Development
1/16/24

Design
Collective

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

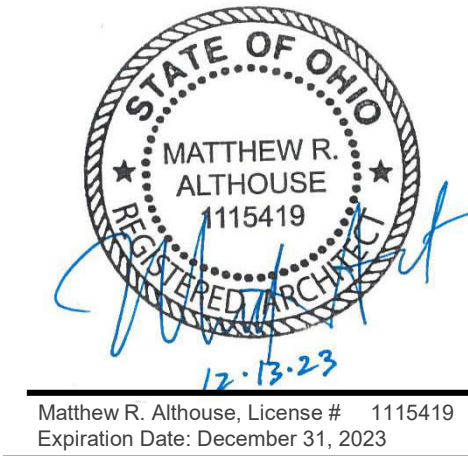
ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER
Kimley-Horn
7865 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS
Bid/ Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Exterior
Elevations
A4.1

Date: 02-09-24
Introduced By: Dew
Committee: Service
Originated By: Mr. Holt
Sponsor: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-08-24
1st Reading: 02-20-24
Public Notice: 02-21-24
2nd Reading: 03-04-24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-08 -24

AN ORDINANCE TO DIRECT THE CITY ADMINISTRATOR TO CAUSE THE CLOSING OF BROADWAY FOR ARTS-IN-THE-ALLEY AND THE WINE AND ARTS FESTIVAL

WHEREAS, in accordance with Section 3.07(3) of the City Charter, the City Administrator shall perform other duties as required by Ordinance; and

WHEREAS, the Grove City Area Chamber of Commerce has continuously operated Arts-in-the-Alley since 1980; and

WHEREAS, during that time, this event has grown out of the alley and onto Broadway and the surrounding streets of the Town Center, until COVID occurred in 2020; and

WHEREAS, the Wine & Arts Festival has also grown in size to command the use of Broadway until COVID occurred in 2020; and

WHEREAS, these events bring customers to local merchants in the Town Center and many of the merchants have shared that they have experienced a loss of revenue that used to carry them through the end of the year, since moving these events off Broadway; and

WHEREAS, many merchants and residents have expressed their desire to see these events return to Broadway and the surrounding streets; and

WHEREAS, utilizing the new Town Center Park location has its share of challenges, some of which include the ability to get equipment delivered due to narrower roads; no room for expansion; a natural flow and connection to all exhibits; mobility issues; and

WHEREAS, utilizing the streets, rather than a grassy area, allows for better participation for all.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The City Administrator is hereby directed to cause the proper action to be taken in order for Arts-in-the Alley and The Wine & Arts Festival to be held on Broadway and other needed streets in the Town Center for the 2024 events and thereafter.

SECTION 2. The Administration shall support the requested dates from Grove City Area Chamber of Commerce and the Heart of Grove City for the respective events to cause the event to be held on the historic Broadway location.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 01/29/24
Introduced By: Anderson
Committee: Safety
Originated By: Mr. Boso
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-05-24
1st Reading: 02/05/24
Public Notice: 02/06/24
2nd Reading: 02/20/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-05-24

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODIFIED ORDINANCES TO PROHIBIT VAPING IN PUBLIC BUILDING AND PARKS

WHEREAS, the City of Grove City is dedicated to promoting and supporting the health and wellbeing of its residents and guests; and

WHEREAS, there has been a dramatic increase in electronic vaping device use among the youth and adults in the Grove City community and throughout the nation; and

WHEREAS, the use of electronic vaping devices, especially in youth, include health risks such as chronic nicotine addiction, lung disease and damage, cardiovascular damage, changed brain development, and increased risk for additional substance use; and

WHEREAS, the American Journal of Respiratory and Critical Care Medicine has published research showing the components of electronic smoking devices aerosol have known pulmonary toxicity and that adolescent electronic smoking device users had increased rates of chronic bronchitis symptoms; and

WHEREAS, the American College of Cardiology reports that persons who use electronic vaping devices are significantly more likely to have a heart attack, coronary artery disease, and depression compared with those who don't use them; and

WHEREAS, the City of Grove City, recognizing the dangers of smoking and the use of vapor products and/or electronic smoking devices, has determined that it is necessary to prohibit the use of such devices in City buildings and in public parks thus promoting the general health, safety and welfare of the city and its residents and guests.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Section 521.20, titled Vaping Prohibited, is hereby enacted as follows:

521.20 Vaping Prohibited

(a) Definitions.

(1) "Vapor products" means (a) any product or device that, by any electronic or mechanical means, produces a vapor or aerosol that delivers nicotine or any other substance to the person inhaling from the product or device to simulate smoking; (b) any cartridge or container of a solution intended to be used with or in such a product or device or to refill such a product or device; and (c) any solution or substance intended for use in such a product or device, including but not limited to, concentrated nicotine. "Vapor product" includes but is not limited to electronic cigarettes,

electronic cigars, electronic cigarillos, electronic pipes, vape pens, hookahs, steam stones or any similar products or devices.

(2) “Vape” or “Vaping” means consuming, inhaling or tasting any kind of vapor product.

(b) Use Prohibited.

(1) No person shall use a vapor product or engage in vaping, in any enclosed building or structure owned by, operated by, or leased for use by the City of Grove City.

(2) No person shall use a vapor product or engage in vaping in or on any vehicle or equipment owned by, operated by, or leased for use by the City of Grove City.

(c) Non-Applicability.

(1) This section does not apply to the use of an alternative nicotine product or the use of a vapor product dispensed and used in accordance with a prescription issued therefor by a person duly licensed to do so.

(2) This section does not apply to the use of a vapor product that does not deliver nicotine or the use of an alternative nicotine product that is approved for sale by the United States Food and Drug Administration and that is marketed and sold for such approved purpose.

(d) Penalty. Whoever violates this section is guilty of a minor misdemeanor.

SECTION 2. Section 903.01, is hereby amended in part as follows:

(q) “Vape” or “Vaping” shall have the same meaning as defined in Section 531.20.

(r) “Vehicle” means every conveyance with wheels, treads, or other means of locomotion power.

SECTION 3. Section 903.28(a), is hereby amended as follows:

(a) It shall be unlawful to **vape**, smoke or carry lighted cigarettes, pipes, cigars, other tobacco products or smoking materials within all areas of public parks leased or owned by the City, which have been wholly designated as smoke free zones.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/13/24
Introduced By: Anderson
Committee: Safety
Originated By: Ms. Kelly
Approved: Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: CR-07-24
1st Reading: 02/20/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-07-24

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE TACO'S & TEQUILA FESTIVAL ON JULY 13, 2024 IN THE TOWN CENTER

WHEREAS, the 2024 Tacos & Tequila Festival will be held on the streets of Town Center on July 13, 2024; and

WHEREAS, Grove City Town Center, Inc. wish to have tastings and sell tequila during this event; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the 2024 Tacos & Tequila Festival on the streets of Town Center on July 13, 2024.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of tequila shall be from 11:00 a.m. – 9:30 p.m.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

Date: 02/13/24
Introduced By: Anderson
Committee: Safety
Originated By: Ms. Kelly
Approved: Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: CR-08-24
1st Reading: 02/20/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-08-24

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE BOURBON & SPIRITS FESTIVAL ON AUG. 10, 2024 IN THE TOWN CENTER

WHEREAS, the 2024 Bourbon & and Spirits Festival will be held on the streets of Town Center on August 10, 2024; and

WHEREAS, Grove City Town Center, Inc. wish to have tastings and sell bourbon and spirits during this event; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the 2024 Bourbon & Spirits Festival on the streets of Town Center on August 10, 2024.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of bourbon and spirits shall be from 11:00 a.m. – 9:30 p.m.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

Date: 01/30/24
Introduced By: Sigrist
Committee: Finance
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-06-24
First Reading: 02/05/24
Public Notice: 02/06/24
2nd Reading: 02/20/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-06-24

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 161 OF THE CODIFIED ORDINANCES TITLED EMPLOYMENT PROVISIONS FOR CITY EMPLOYEES

WHEREAS, a review of Chapter 161 of the Codified Ordinances has been conducted by the City Administration; and

WHEREAS, due to staffing changes, it is necessary to adjust the number of employees; and

WHEREAS, the current increases for union members reflected below are a result of recent negotiations with the various unions and are updated to reflect the current collective bargaining agreements; and

WHEREAS, in addition to the union adjustments, other non-union staff members were also adjusted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Throughout Chapter 161, “work day” shall be replaced with “workday”.

SECTION 2. Section 161.03(a) titled OVERTIME AND COMPENSATORY TIME is hereby amended to read as follows:

(a) Overtime Eligibility. Non-exempt employees, as determined under the Fair Labor Standards Act, required to work more than forty hours in any regular work week shall be compensated for such overtime worked at one and one-half (1-1/2) times the employee’s base rate of pay for each hour of overtime. Approved or scheduled sick leave shall not be considered as hours worked for the purposes of earning overtime. Such compensation for overtime work shall be paid at the same time the employee receives a regularly scheduled paycheck for the time period in which the overtime hours were worked. With approval of the City Administrator, a non-exempt supervisor associate of a collective bargaining or unit may receive the same overtime calculation as a collective bargaining unit member. (Ord. C25-13. Passed 5-6-13; Ord. C15-18, passed 3-20-18.)

SECTION 3. Section 161.05(a) titled HOLIDAYS is hereby amended to add: Juneteenth June 19 to the list of holidays.

SECTION 4. Section 161.09(j) is hereby amended to read:

(i) Other Benefits. Other benefits may be authorized from time to time by the City Administrator if there is no cost to the City. Notwithstanding the foregoing, the City Administrator is authorized to adjust make adjustments to benefits to ensure that all employees in a department or division are treated in a similar fashion. (Ord. C25-13. Passed 5-6-13.)

SECTION 4. Section 161.10 is hereby amended to read, in part:

Job#	Organization Identification	Job Title	FLSA Exemption	Classification Plan	FTE Max. Number	PTE Max. Number	Pay Grade	Minimum/Maximum
511	City Council	Clerk of Council	E	U	1		Set by Ordinance	
512	City Council	Deputy Clerk of Council	N	C	1	1	5	\$20.50 – 35.45 \$23.76 – 41.45
551	Clerk of Council	Council Support	N	U		2	2	\$13.08 – 22.62
1111	Administration	Administrative Assistant/City Administrator	E	U	1			\$147,000 – 187,000 \$141,000 – 201,000
1112	Administration	Deputy City Administrator	E	U	1 2			\$46.17 – 73.00 \$141,000 – 201,000
1211	Administration	Business and Community Relations Officer Division Chief	E	U C	1		9 11	\$33.73 – 58.33 \$48.00 – 77.00
1311	Administration	Business and Community Relations Specialist	N	C	2 3		6	\$23.33 – 40.35 \$26.13 – 45.59
1312	Administration	Court Account Specialist	N	C	1		CBA	\$18.93 – 34.18 (thru 4/20/24 2025)
1313	Administration	Human Resource Coordinator	E	C	1 2		7	\$26.41 – 45.67 \$28.75 – 50.15
1314	Administration	Human Resource Specialist	E	C	1		6	\$23.33 – 40.35 \$26.13 – 45.59
1351	Administration	Human Resource Support	N	U		1	2	\$13.08 – 22.62
1512	Administration	Executive and Commissions Assistant	N	U C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
1513	Administration	Court Account Clerk	N	C	2		CBA	\$17.46 – 29.96 (thru 4/20/24)
1551	All	Part Time	N	U	N/A		1/2/3	\$12.31 – 30.45 \$15.00 – 34.25
1611	Administration	Human Resource Division Chief	E	C	1		11	\$48.00 – 77.00
2111	Finance	Finance Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
2211	Finance	Assistant Finance Deputy Director	N	U C	1		7 9	\$26.41 – 45.67 \$34.78 – 60.68
2511	Finance	Finance Account Specialist	N	C	1		CBA	\$18.93 – 34.18 (thru 4/20/24)

2512	Finance	Payroll Specialist	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
2513	Finance	Accounting Assistant and Tax Administrator	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
2514	Finance	Finance Budget and Accounts Payable	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
3111	Information Systems	Information Systems Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
3211	Information Systems	Information Systems Deputy Director Manager	E	U C	2		9	\$26.41 – 45.67 \$34.78 – 60.68
3311	Information Systems	Information Systems Coordinator	N	C	4		8	\$31.50 – 54.47 31.62 – 55.16
3451	Information Systems	Information Systems Support	N	U	1		3	\$17.61 – 30.45
3452	Information Systems	GIS Administrator	N	C	1		8	\$31.50 – 54.47 31.62 – 55.16
3453	Information Systems	GIS Analyst	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
4111	Law	Law Director	E	U	1		Set by Ordinance	
5111	Parks and Recreation	Parks and Recreation Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
5211	Parks and Recreation	Parks and Recreation Deputy Director Superintendent	E	C	1		9	\$26.41 – 45.67 \$34.78 – 60.68
5311	Parks and Recreation	Parks and Recreation Supervisor	N	C	8		6	\$23.33 – 40.35 \$26.13 -45.59
5312	Parks and Recreation	Parks and Recreation Coordinator	N	C	36		5	\$20.50 – 35.45 \$23.76 – 41.45
5511	Parks and Recreation	Administrative Secretary I	N	C	3		4	\$18.71 – 32.35 \$21.60 – 37.68
6111	Service	Public Service Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
6211	Service	Public Service Deputy Director	E	U C	1		9	\$26.41 – 45.67 \$34.78 – 60.68
6212	Service	Public Service Superintendent	E	C	1		8	\$31.50 – 54.47 31.62 – 55.16
6411	Service	Urban Forestry Supervisor	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
6412	Service	Urban Forestry Arborist	N	C	1		6	\$23.33 – 40.35 \$26.13 -45.59

6511	Service	Service Executive Assistant	N	C	1		6	\$23.33 – 40.35 \$26.13 – 45.59
6512	Service	Administrative Secretary I	N	C	1		4	\$18.71 – 32.35 \$21.60 – 37.68
6611	Service	Service Manager	N	C	1		8	\$31.50 – 54.47 31.62 – 55.16
6612	Service	Park Maintenance Supervisor	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
6614	Service	Facility Maintenance Supervisor	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
6615	Service	Service Technician	N	C	23		CBA	\$20.93 – 34.49 (thru 4/20/24 2025)
6616	Service	Crew Leader	N	C	4		6	\$23.33 – 40.35 \$26.13 – 45.59
6617	Service	Facility Maintenance Technician	N	C	2 3		5	\$20.50 – 35.45 \$23.76 – 41.45
6618	Service	Facility Services Housekeeping Coordinator	N	C	1		6	\$23.33 – 40.35 \$26.13 – 45.59
6619	Service	Facility Housekeeping Technician	N	C	1		5	\$20.50 – 35.45 \$23.76 – 41.45
7111	Development	Development Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
7312	Development	Community Development Manager	N	C	1		8	\$31.50 – 54.47 31.62 – 55.16
7313	Development	Planner	N	C	2		6	\$23.33 – 40.35 \$26.13 – 45.59
7314	Development	Economic Development Specialist	N	C	1		5	\$20.50 – 35.45 \$23.76 – 41.45
7315	Development	Economic Development Manager	N	UC	1		8	\$31.50 – 54.47 31.62 – 55.16
7355	Development	Senior Planner	N	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
7512	Development	Administrative Secretary 1	N	C	2		4	\$18.71 – 32.35 \$21.60 – 37.68
8111	Safety	Safety Director	E	U	1		11 12	\$46.17 – 73.00 \$51.00 – 80.00
8112	Safety - Buildings	Building Chief Official	E	C	1		11	\$33.73 – 58.33 \$48.00 – 77.00
8211	Safety - Buildings	Planning and Zoning Manager	N	C	1		6	\$23.33 – 40.35 \$26.13 – 45.59
8213	Safety - Buildings	Inspection Manager	N	C	1		7	\$26.41 – 45.67

								\$28.75 – 50.15
8311	Safety- Buildings	Master Plans Examiner	N	C	1		8	\$31.50 – 54.47 \$31.62 – 55.16
8351	Safety – Buildings	Master Plans Examiner	N	U		1	8	\$31.50 – 54.47 \$31.62 – 55.16
8411	Safety - Buildings	Inspector	N	C	5		6	\$23.33 – 40.35 \$26.13 -45.59
8511	Safety – Buildings	Building Account Clerk	N	C	1		CBA	\$17.46 – 29.96 (thru 4/20/24)
8512	Safety - Buildings	Accounts and Systems Coordinator	N	C	1		4	\$18.71 – 32.35 \$21.60 – 37.68
8513	Safety - Buildings	Building Permit Coordinator	N	C	1		4	\$18.71 – 32.35 \$21.60 – 37.68
8514	Safety - Buildings	Property Maintenance Inspector	N	C	3		6	\$23.33 – 40.35 \$26.13 -45.59
9111	Safety - Police	Police Chief	E	C	1		11	\$33.73 – 58.33 \$48.00 - 77.00
9212	Safety - Police	Police Lieutenant	N	C	3		CBA	\$64.77 - 68.71 (thru 12/31/24)
9411	Safety - Police	9-1-1 Public Safety Communications Manager	E	C	1		7	\$26.41 – 45.67 \$28.75 – 50.15
9412	Safety - Police	9-1-1 Public Safety Communications Supervisor	N	C	2		CBA	5 Step \$24.62 – 36.25 (thru 12/31/23 5 Step) \$29.12 – 40.07 (thru 12/31/2026)
9413	Safety - Police	9-1-1 Public Safety Communications Dispatcher	N	C	14		CBA	\$22.38 – 32.95 (thru 12/31/23) Step 5 \$26.47 – 39.16 (thru 12/31/2026)
9511	Safety - Police	Police Executive Assistant	N	U C	1		6	\$23.33 – 40.35 \$26.13 -45.59
9512	Safety - Police	Police Account Clerk	N	C	2		CBA	\$17.46 - 29.96 (thru 4/20/24)
9514	Safety - Police	Records Specialist	N	C	1		5	\$20.50 – 35.45 \$23.76 – 41.45
9515	Safety - Police	Professional Standards Support	N	C	1		5	\$20.50 – 35.45 \$23.76 – 41.45

9516	Safety - Police	Community Relations Supervisor	N	C	1		6	\$23.33 - 40.35 \$26.13 - 45.59
9517	Safety - Police	Division Analyst	N	C	3		5	\$20.50 - 35.45 \$23.76 - 41.45
9911	Safety - Police	Police Sergeant	N	C	8		CBA	\$57.46 - 60.96 (thru 12/31/24)
9912	Safety - Police	Police Officer	N	C	56 57		CBA	\$28.53 - 52.90 (thru 12/31/24)

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/12/24
Introduced By: Sigrist
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-09-24
1st Reading: 02/20/24
Public Notice: 02/21/24
2nd Reading: 03/04/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-09-24

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO CONVEY EXCESS PERSONAL PROPERTY TO THE SOUTH-WESTERN CITY SCHOOL DISTRICT FOR USE IN EDUCATIONAL PROGRAMS

WHEREAS, the City has four vehicles, a 2010 Ford F-250 (Vin #1FTBF2B61BEA79835); a 2011 Ford F-250 (Vin#1F7TX2B60BEC78295); a 2016 Ford Explorer (VIN#1FM5K8AR1GGC61498); and a 2019 Ford Explorer (VIN#1FM5K8AR3KGB44563), that are no longer needed for public use and/or are unsuitable for public use due to the current condition of the vehicles; and

WHEREAS, the City believes that donating these vehicles to the South-Western City School District to be used for educational programs helps the students develop skills that will make them more competitive in today's job market.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Per Section 133.05, this Council hereby allows for the donation of the vehicles described above to the South-Western City School District for educational programs.

SECTION 2. The City Council hereby authorizes the City Administrator to take all necessary actions to convey, at no cost, the vehicles described above to the South-Western City School District.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 02/14/24
Introduced By: Mr. Holt
Committee: Finance
Originated By: Clerk
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-10-24
1st Reading: 02/20/24
Public Notice: 02/21/24
2nd Reading: 03/04/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-10-24

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF VARIOUS SIDEWALKS IN THE CITY OF GROVE CITY, OHIO

WHEREAS, this Council did, on the 06TH day of March, 2023 duly adopt Resolution No. CR-12-23 declaring the necessity of constructing certain sidewalks in front of properties abutting Addison Dr., Angela Dr., Eleanor Ave., Haughn Rd., Kingston Ave., Parlin Dr., and Reaver Ave., in accordance with Ohio Revised Code Section 729; and

WHEREAS, the City of Grove City has subsequently constructed that portion of such sidewalks which were not constructed by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said construction, and that portion being paid by the City, has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, notice was published in accordance with State Law and no objections were filed with respect to the estimated assessments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The list of estimated assessments of the cost of constructing certain sidewalks in the City of Grove City, Ohio as provided for in said Resolution CR-12-23 heretofore reported to this Council and now on file in the office of the Clerk of this Council, and aggregating in the amounts as shown on the attached exhibit for the sidewalks be and the same hereby are adopted and confirmed.

SECTION 2. The several amounts of said assessments, as foresaid, be and the same hereby are assessed and levied upon the lots and lands bounding and abutting upon said improvements.

SECTION 3. It is hereby determined that said assessments, as aforesaid, do not exceed the special benefits resulting from said improvements and do not exceed any statutory limitation.

SECTION 4. The Clerk of this Council be and she hereby is authorized and directed to continue on file in her office a list of said assessments and the description of said lots and lands.

SECTION 5. The total assessment against each lot and parcel of land shall be payable in cash to the Director of Finance of said City within thirty days after the passage of this ordinance, or, at the option of the property owner, assessed in twenty (20) annual installments. All assessments and installments thereof which have not been paid at the expiration of said thirty-day period shall be certified by the Clerk of this Council to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law.

SECTION 6. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the passage of this ordinance to be published in the manner provided by law.

SECTION 7. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the levy of these assessments herein provided for to be filed with the County Auditor within forty-five days following the passage of this ordinance.

SECTION 8. This Legislative Authority hereby finds and determines that all formal actions taken relative to the adoption of this ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

EXHIBIT A
2023 SIDEWALK PROGRAM PROPERTY
SUMMARY FINAL COST OF SPECIAL ASSESSMENT

ANGELA DRIVE/HAUGHN ROAD/KINGSTON ROAD				
Summary of Final Cost of Special Assessment				
Address	Parcel ID	Total Construction Cost	FINAL City Construction Cost	FINAL Resident Construction Cost
4283 HAUGHN RD	040-000663	\$ 4,528.10	\$ 2,264.05	\$ 2,264.05
3103 KINGSTON ROAD	040-000935	\$ 8,350.10	\$ 4,175.05	\$ 4,175.05
4249 HAUGHN ROAD	040-000937	\$ 1,949.70	\$ 1,219.40	\$ 730.30
4401 HAUGHN ROAD	040-001218	\$ -	\$ -	\$ -
4357 HAUGHN ROAD	040-001272	\$ 4,338.70	\$ 2,169.35	\$ 2,169.35
4323 HAUGHN ROAD	040-001359	\$ 4,782.60	\$ 2,391.30	\$ 2,391.30
4419 HAUGHN ROAD	040-001763	\$ 5,192.60	\$ 2,596.30	\$ 2,596.30
4427 HAUGHN ROAD	040-001764	\$ 6,485.80	\$ 3,242.90	\$ 3,242.90
4435 HAUGHN ROAD	040-001768	\$ 120.00	\$ 120.00	\$ -
4338 HAUGHN ROAD	040-002151	\$ -	\$ -	\$ -
4315 HAUGHN ROAD	040-002473	\$ 6,277.90	\$ 3,138.95	\$ 3,138.95
4333 HAUGHN ROAD	040-002475	\$ 4,830.30	\$ 2,415.15	\$ 2,415.15
4351 HAUGHN ROAD	040-002477	\$ 4,393.90	\$ 2,196.95	\$ 2,196.95
4361 HAUGHN ROAD	040-002478	\$ 4,638.00	\$ 2,319.00	\$ 2,319.00
4365 HAUGHN ROAD	040-002480	\$ 5,105.30	\$ 2,552.65	\$ 2,552.65
4375 HAUGHN ROAD	040-002481	\$ 5,311.20	\$ 2,655.60	\$ 2,655.60
3115 ANGELA DRIVE	040-002482	\$ 10,664.30	\$ 5,332.15	\$ 5,332.15
3259 ANGELA DRIVE	040-002513	\$ 5,412.70	\$ 3,151.90	\$ 2,260.80
3235 ANGELA DRIVE	040-002537	\$ 8,036.95	\$ 4,077.10	\$ 3,959.85
3135 ANGELA DRIVE	040-002552	\$ 10,653.80	\$ 5,326.90	\$ 5,326.90
3147 ANGELA DRIVE	040-002553	\$ 5,151.00	\$ 2,575.50	\$ 2,575.50
3155 ANGELA DRIVE	040-002554	\$ 5,466.00	\$ 2,733.00	\$ 2,733.00
3163 ANGELA DRIVE	040-002555	\$ 5,925.70	\$ 2,962.85	\$ 2,962.85
3171 ANGELA DRIVE	040-002556	\$ 4,934.20	\$ 2,467.10	\$ 2,467.10
3181 ANGELA DRIVE	040-002557	\$ 5,333.30	\$ 2,666.65	\$ 2,666.65
3189 ANGELA DRIVE	040-002558	\$ 4,614.20	\$ 2,307.10	\$ 2,307.10
3199 ANGELA DRIVE	040-002559	\$ 5,637.10	\$ 2,818.55	\$ 2,818.55
3207 ANGELA DRIVE	040-002560	\$ 6,147.50	\$ 3,073.75	\$ 3,073.75
3215 ANGELA DRIVE	040-002561	\$ 5,992.50	\$ 2,996.25	\$ 2,996.25
3225 ANGELA DRIVE	040-002562	\$ 2,167.30	\$ 1,083.65	\$ 1,083.65
3100 ANGELA DRIVE	040-002563	\$ 3,738.60	\$ 1,869.30	\$ 1,869.30
3110 ANGELA DRIVE	040-002564	\$ 6,137.70	\$ 3,068.85	\$ 3,068.85
3120 ANGELA DRIVE	040-002565	\$ 5,837.50	\$ 2,918.75	\$ 2,918.75
3130 ANGELA DRIVE	040-002566	\$ 3,771.70	\$ 1,885.85	\$ 1,885.85
3138 ANGELA DRIVE	040-002567	\$ 3,928.50	\$ 1,964.25	\$ 1,964.25
3148 ANGELA DRIVE	040-002568	\$ 8,703.90	\$ 4,351.95	\$ 4,351.95
4300 ELEANOR AVENUE	040-002570	\$ 9,477.70	\$ 4,798.85	\$ 4,678.85
4299 ELEANOR AVENUE	040-002571	\$ 3,490.10	\$ 1,805.05	\$ 1,685.05
3188 ANGELA DRIVE	040-002572	\$ 134.00	\$ 67.00	\$ 67.00

EXHIBIT A
2023 SIDEWALK PROGRAM PROPERTY
SUMMARY FINAL COST OF SPECIAL ASSESSMENT

ANGELA DRIVE/HAUGHN ROAD/KINGSTON ROAD (Continued)				
Summary of Final Cost of Special Assessment				
Address	Parcel ID	Total Construction Cost	FINAL City Construction Cost	FINAL Resident Construction Cost
3198 ANGELA DRIVE	040-002573	\$ 3,741.00	\$ 1,870.50	\$ 1,870.50
3206 ANGELA DRIVE	040-002574	\$ 1,526.70	\$ 763.35	\$ 763.35
3214 ANGELA DRIVE	040-002575	\$ 2,839.10	\$ 1,419.55	\$ 1,419.55
3222 ANGELA DRIVE	040-002576	\$ 6,265.20	\$ 3,132.60	\$ 3,132.60
3230 ANGELA DRIVE	040-002577	\$ 3,221.30	\$ 1,610.65	\$ 1,610.65
3260 ANGELA DRIVE	040-002580	\$ 2,694.70	\$ 1,498.10	\$ 1,196.60
4343 HAUGHN ROAD	040-003124	\$ 3,343.20	\$ 1,671.60	\$ 1,671.60
4367 HAUGHN ROAD	040-003126	\$ 6,026.30	\$ 3,013.15	\$ 3,013.15
REAYER AVENUE/PARLIN DRIVE				
Summary of Final Cost of Special Assessment				
Address	Parcel ID	Total Construction Cost	FINAL City Construction Cost	FINAL Resident Construction Cost
3446 REAYER AVENUE	040-003533	\$ 2,505.76	\$ 1,252.88	\$ 1,252.88
3440 REAYER AVENUE	040-003534	\$ 2,353.20	\$ 1,176.60	\$ 1,176.60
3434 REAYER AVENUE	040-003535	\$ 306.00	\$ 153.00	\$ 153.00
3428 REAYER AVENUE	040-003536	\$ 110.16	\$ 55.08	\$ 55.08
3422 REAYER AVENUE	040-003537	\$ 2,705.14	\$ 1,352.57	\$ 1,352.57
3416 REAYER AVENUE	040-003538	\$ -	\$ -	\$ -
3410 REAYER AVENUE	040-003539	\$ 2,815.28	\$ 1,407.64	\$ 1,407.64
3404 REAYER AVENUE	040-003540	\$ 2,185.20	\$ 1,092.60	\$ 1,092.60
3398 REAYER AVENUE	040-003541	\$ 1,727.04	\$ 863.52	\$ 863.52
3392 REAYER AVENUE	040-003542	\$ -	\$ -	\$ -
3384 REAYER AVENUE	040-003543	\$ 1,653.12	\$ 826.56	\$ 826.56
3378 REAYER AVENUE	040-003544	\$ 1,816.96	\$ 908.48	\$ 908.48
3370 REAYER AVENUE	040-003545	\$ 2,836.86	\$ 1,418.43	\$ 1,418.43
2827 PARLIN DRIVE	040-003546	\$ 7,992.88	\$ 5,196.44	\$ 2,796.44
2826 PARLIN DRIVE	040-003547	\$ 8,272.56	\$ 5,336.28	\$ 2,936.28
3340 REAYER AVENUE	040-003548	\$ 347.44	\$ 347.44	\$ -
3334 REAYER AVENUE	040-003549	\$ 2,292.96	\$ 1,146.48	\$ 1,146.48
3328 REAYER AVENUE	040-003550	\$ 2,480.40	\$ 1,240.20	\$ 1,240.20
3322 REAYER AVENUE	040-003551	\$ 2,759.80	\$ 1,379.90	\$ 1,379.90
3316 REAYER AVENUE	040-003552	\$ 2,539.00	\$ 1,269.50	\$ 1,269.50
3308 REAYER AVENUE	040-003553	\$ 2,443.92	\$ 1,221.96	\$ 1,221.96
3300 REAYER AVENUE	040-003554	\$ 2,816.64	\$ 1,408.32	\$ 1,408.32
3294 REAYER AVENUE	040-003555	\$ 2,853.44	\$ 1,426.72	\$ 1,426.72
3288 REAYER AVENUE	040-003556	\$ 1,323.92	\$ 803.36	\$ 520.56
3280 REAYER AVENUE	040-003557	\$ 2,513.16	\$ 1,256.58	\$ 1,256.58

EXHIBIT A
2023 SIDEWALK PROGRAM PROPERTY
SUMMARY FINAL COST OF SPECIAL ASSESSMENT

REAVER AVENUE/PARLIN DRIVE (Continued) Summary of Final Cost of Special Assessment				
Address	Parcel ID	Total Construction Cost	FINAL City Construction Cost	FINAL Resident Construction Cost
3272 REAVER AVENUE	040-003558	\$ 2,639.28	\$ 1,319.64	\$ 1,319.64
3271 REAVER AVENUE	040-003559	\$ 1,679.92	\$ 1,041.96	\$ 637.96
3279 REAVER AVENUE	040-003560	\$ 1,751.04	\$ 875.52	\$ 875.52
3287 REAVER AVENUE	040-003561	\$ 2,410.32	\$ 1,205.16	\$ 1,205.16
3293 REAVER AVENUE	040-003562	\$ 2,417.04	\$ 1,208.52	\$ 1,208.52
3299 REAVER AVENUE	040-003563	\$ 2,566.24	\$ 1,283.12	\$ 1,283.12
3307 REAVER AVENUE	040-003564	\$ 2,504.40	\$ 1,252.20	\$ 1,252.20
3315 REAVER AVENUE	040-003565	\$ 2,644.64	\$ 1,322.32	\$ 1,322.32
3321 REAVER AVENUE	040-003566	\$ 2,116.44	\$ 1,058.22	\$ 1,058.22
3327 REAVER AVENUE	040-003567	\$ 2,564.18	\$ 1,362.89	\$ 1,201.29
3333 REAVER AVENUE	040-003568	\$ 1,578.36	\$ 789.18	\$ 789.18
3339 REAVER AVENUE	040-003569	\$ -	\$ -	\$ -
2850 PARLIN AVENUE	040-003570	\$ 9,175.22	\$ 6,030.01	\$ 3,145.21
2847 PARLIN DRIVE	040-003571	\$ 9,516.08	\$ 6,038.84	\$ 3,477.24
3369 REAVER AVENUE	040-003572	\$ 2,360.32	\$ 1,180.16	\$ 1,180.16
3377 REAVER AVENUE	040-003573	\$ 586.56	\$ 293.28	\$ 293.28
3385 REAVER AVENUE	040-003574	\$ 2,680.16	\$ 1,340.08	\$ 1,340.08
3393 REAVER AVENUE	040-003575	\$ 2,922.14	\$ 1,461.07	\$ 1,461.07
3401 REAVER AVENUE	040-003576	\$ 2,081.52	\$ 1,040.76	\$ 1,040.76
3407 REAVER AVENUE	040-003577	\$ 2,603.84	\$ 1,301.92	\$ 1,301.92
3415 REAVER AVENUE	040-003578	\$ 1,755.12	\$ 877.56	\$ 877.56
3421 REAVER AVENUE	040-003579	\$ 2,292.12	\$ 1,146.06	\$ 1,146.06
3427 REAVER AVENUE	040-003580	\$ 2,190.54	\$ 1,095.27	\$ 1,095.27
3431 REAVER AVENUE	040-003581	\$ 2,283.84	\$ 1,141.92	\$ 1,141.92
3439 REAVER AVENUE	040-003582	\$ 1,810.64	\$ 905.32	\$ 905.32
3445 REAVER AVENUE	040-003583	\$ 2,795.20	\$ 1,397.60	\$ 1,397.60
3451 REAVER AVENUE	040-003584	\$ 4,224.76	\$ 3,312.38	\$ 912.38
3457 REAVER AVENUE	040-003585	\$ 2,558.00	\$ 1,279.00	\$ 1,279.00
3461 REAVER AVENUE	040-003586	\$ 2,953.28	\$ 1,476.64	\$ 1,476.64
3467 REAVER AVENUE	040-003587	\$ 2,480.32	\$ 1,240.16	\$ 1,240.16
3475 REAVER AVENUE	040-003588	\$ 2,418.72	\$ 1,209.36	\$ 1,209.36
3481 REAVER AVENUE	040-003589	\$ 2,528.56	\$ 1,264.28	\$ 1,264.28
3487 REAVER AVENUE	040-003590	\$ 2,722.28	\$ 1,361.14	\$ 1,361.14
2900 ADDISON DRIVE	040-003591	\$ 8,103.28	\$ 4,132.44	\$ 3,970.84
2880 ADDISON DRIVE	040-003592	\$ 6,937.60	\$ 3,468.80	\$ 3,468.80
3486 REAVER AVENUE	040-003593	\$ 2,191.20	\$ 1,095.60	\$ 1,095.60
3480 REAVER AVENUE	040-003594	\$ 1,875.84	\$ 937.92	\$ 937.92
3474 REAVER AVENUE	040-003595	\$ 2,437.40	\$ 1,284.35	\$ 1,153.05



MEETING MINUTES

Planning Commission

February 6, 2024 – City Hall

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. Jim Rauck, Mrs. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Jesse Shamp, Frost Brown Todd; Cindi Fitzpatrick, Public Service Director; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; Kim Conrad, Parks and Recreation Director; Mike Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Manager; and Tami Kelly, Clerk of Council.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster requested approval of the January 2, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – Grove City Maintenance Building – Final Development Plan

PID # 202401160001

Mr. Logan presented the Development Department's findings. He stated the proposed application is the Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard. Once acted upon by Planning Commission, the application will go before City Council for final approval.

The proposed building will be located along the northern property line in the location of an existing building which will be demolished. The new building will occupy a larger footprint than the demolished building, including crossing the property line into Windsor Park, but will remain within the existing limits of the maintenance facility. The existing drive aisles through the site will provide access to all sides of the new building. While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping. However, given the location of the building and the fact that it is designed to accommodate vehicle maintenance, if landscaping cannot be planted around the perimeter of the building, the required plantings should be located elsewhere on-site at the quantities required by code.

The proposed building will occupy a footprint of 14,972 square feet, measuring 31' 2" from grade to the roof's peak. The building will be primarily finished with corrugated metal wall panels with a split-face concrete block base, both of which will be colored to match the other buildings on site.

As the proposed development meets all applicable criteria of GroveCity2050 and will allow the city to provide high-quality services to current and future residents, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulation noted in the staff report.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item.

Mr. Farnsworth asked about the window placement on the building elevations. Mrs. Fitzpatrick replied that the window placement is based on the interior occupied spaces and that the existing fencing and parking will remain as is, nothing will change.

Mr. Farnsworth asked if the existing fencing and parking lot would be changed. Mrs. Fitzpatrick replied that the fencing and parking area would remain as is but with a larger building.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Final Development Plan to City Council with the following stipulation:

1. The parcel containing most of the structure (PID 040-003360) shall be combined with the parcel to the north (PID 040-001209).

Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #2 – Grove City Maintenance Building — Rezoning

PID # 202401170002

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting to rezone +/- 41.55 acres at 3262 Ventura Boulevard from C-2 (Retail Commercial), SD-3 (Recreational Facilities), PSO (Professional Services), and R-2 (Single Family Residential) to Community Facilities (CF). The area proposed to be rezoned contains Windsor Park, the Evans Senior Center, and Grove City Safety and Service Department buildings. The proposed rezoning will unify the site under a single zoning district in which all existing uses are permitted while better aligning with the uses of the GroveCity2050 Plan.

Mr. Barr noted that the staff believes the proposed request meets all applicable Grove City 2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item. Mrs. Fitzpatrick mentioned that the rezoning is a cleanup effort to make sure all properties are in the correct zoning classification.

Mr. Farnsworth asked about the layout and mentioned that the entire site being rezoned encompasses the baseball fields. Mrs. Fitzpatrick responded that we are not combining the individual parcels with this, we are just changing the zoning. She mentioned that they are cleaning up the parcel lines for the Service Center because the parking lot encroached over parcel lines and that all properties will still be within the community facilities district, and it won't affect the ball fields.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #3 – Gantz Park RecSchool – Final Development Plan

PID # 202401010011

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Development Plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program. The proposed building will be in the same area as the former barn, which has since been demolished. The 3,417-square-foot building will be 26' 6" tall from grade to the highest point. The building will be finished primarily with lap siding, and vertical board and batten siding. A cultured stone water table is proposed along the north, east, and west elevations. In addition to the varying finish materials, the building includes several architectural elements to provide aesthetic interest, including dormers on the north elevation, gables with cedar beams on all elevations, and cupolas. The south elevation, which faces Gantz Park will include a covered patio. The distributed application materials showed an asphalt shingle roof proposed, however since the distribution of the materials, the applicant has revised the building to include a metal roof. While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with one stipulation regarding the roof.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item.

Mr. Titus asked how many kids the building would accommodate. Mrs. Kim Conrad, Parks and Recreation director, stated it could accommodate 150 kids.

Mayor Stage commented that the staff in the old facility were heavily involved in the planning of the project, and they worked with an architect to create something well-planned.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Final Development Plan to City Council with the following stipulation:

1. The roof of the building shall be metal roofing in place of asphalt shingles.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

Presentation: Southwest Regional Medical and Innovation Gateway Update

Mrs. Shields gave an overview of the background and goals for the Southwest Gateway, then asked Richard Donnelly, Tax Administrator with the City of Grove City, to give a brief overview of the economic and fiscal benefits anticipated from the area. Mr. Ryan Andrews, EMH&T, closed the presentation by reviewing the various phases of infrastructure planned for the area, including timing and anticipated costs.

Mayor Stage noted that another piece that is in discussion is adding an off-ramp, from southbound I-71 and an on-ramp to northbound I-71 to service Mount Carmel Hospital. He clarified that these ramps are not currently part of the scope but that the intent is that they be further examined in the future. He also elaborated on the NCA, New Community Authority, which was mentioned as part of the presentation as being an important tool for this area.

Mr. Rauck stated that he was pleased to hear that the ramps are being considered and feel they are a key component to our growth in the area and will be important to safely transport people to Mount Carmel Hospital.

Mr. Farnsworth asked Mr. Donnelly to clarify the average wages noted during his presentation. Mr. Donnelly noted that the figures noted are the city's current average salary.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:10 p.m.

Terry Ellis, Development Assistant

Chair Julie Oyster

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 05, 2024

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Mark Sigrist, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to approve the minutes of the previous meeting, as written; seconded by Mr. Berry.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Burroughs, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-02-24 (Accept the annexation of 59.743+ acres located South and East of Thrailkill Road in Jackson Township to the City) was given its second reading and public hearing.

Mr. Craig Moncrief, attorney for petitioner, explained that there are no plans for this property and no changes to its current use at this time. He said the west side of SR104 is open storage and the east side is a single-family home.

Mr. Holt stated that any development of these parcels would require them to come into compliance with City Code. Mr. Moncrief stated that they were aware and understood.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Houk.

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

2. Ordinance C-03-24 (Approve a Special Use Permit for Outdoor Seating for Upper Deck Sports Bar located at 4067 Hoover Road) was given its second reading and public hearing.

Mr. Trent Willis, petitioner, was present to answer any questions.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Houk.

Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

The Chair recognized Ms. Anderson, Chair of Safety, for discussion and voting under said Committee.

1. Ordinance C-50-23 (Amend Various Sections Chapter 732 titled Medical Marijuana and Section 1135.09(b)(15) titled Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in All Districts and declaring an emergency) was given its second reading and public hearing.

Dr. Marie Schiff, resident, read a statement where she shared that Ohio is the 24th State to legalize recreational use of marijuana with a 57% majority. She said this statute obligates legislators to determine the best way to enact the rules and regulations for the best interest of their community. She said research shows that marijuana is a gateway drug that leads to the addition of more harmful substances. She said we do not want unregulated sales that we cannot enforce. She said it would be a disaster for the city to have people buying property and setting up businesses when there isn't clarity from the State on the rules and regulations. She asked that Council place a moratorium on marijuana until the State's ground rules and regulations are determined.

Mr. Stephen Smith, Dir. of Law, stated that the City finds itself in a unique situation. He explained that Issue 2 was passed as a law and not a constitutional amendment. That means that the State Legislature can make amendments to the law, which there are many Bills attempting to do that now. He said if Council was being asked to evaluate what the voters put in place that would be easy. However, the State House has not provided clear rules and regulations for this Issue yet. He stated that the amendments to the Ordinance can be changed at any time the Council feels is appropriate. This would treat recreational marijuana the same as medical until the State figures things out.

Ms. Houk stated that she cannot deny that her work with the Substance Use Task Force has left a mark and feels it should be part of Council's decision making. She said wanting to have a healthy community has its challenges. She also stated that we do not know the rules today. It is Council's charge to do what is best for Grove City when they know the rules for businesses. The legalization of marijuana has already been decided and other conversations have taken place around how to handle this change. She said she feels that until we know the path forward, they put a bookmark in this.

Mr. Holt moved to postpone this ordinance until July 15; seconded by Mr. Sigrist.

Mayor Stage said they went through this same exercise in 2016 and waited a year for the State to provide rules on medical marijuana. Finally, Council took the initiative to put a permanent medical marijuana prohibition in place. This ordinance is a mini net for recreational. He said it has been 6.5 years for medical and we do not have anyone knocking down the doors to locate here. He said he does not see what postponement buys us. He also suggested removing the emergency clause and adding a drop-dead date of February 2025 to automatically expire this ordinance.

Mr. Berry said he doesn't think the postponement will do any good. He said the State Legislature has

put every municipality in a bad position. He said legislating morality is nonsense. He said if we allow a business to put something into play now, it could be changed later. He feels it should be voted on now.

Mr. Holt said he bases his opinion on what the residents express to him. In addition, he doesn't want to take Grove City out of the running for the social equity and jobs programs. By putting a moratorium on this now, those businesses will look elsewhere, and he does not want to send that signal.

Mr. Sigrist said he believes residents know it is o.k. to consume marijuana now and if we put another layer of regulations in place, it would be seen as subverting the will of the people.

Ms. Houk said her constituents have a million questions and we don't have answers to those questions. She said Council has no business green lighting this until we have answers to those questions.

Mr. Berry asked what this ordinance does. He asked if people can grow it, sell it, use it, etc. Mr. Smith stated that this ordinance deals with everything that requires a license from the State. This would put a hold on those in Grove City. Mr. Berry said he thought the State has put a hold on all this right now. Mr. Smith said everything is up in the air at the State House right now. He said if they were implementing the regulatory scheme, we could figure this out. However, they are looking at making wholesale, substantive changes to what was voted on. That is why we are asking for a hold. *Mayor Stage* said the reason for doing this now is because we are a large community and he wants to go on record that we are frustrated and want direction from the State.

There being no additional questions, the vote to postpone was called.

Ms. Houk	No
Mr. Holt	Yes
Mr. Berry	No
Mr. Dew	No
Ms. Burroughs	Yes
Ms. Anderson	No
Mr. Sigrist	Yes

Ms. Anderson moved to amend Section 3 to replace the emergency language with the normal language for the effective date of the ordinance; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes

Ms. Houk moved to amend Section 3 to state that this ordinance shall automatically expire on 03/21/25 and the language in Section 3 shall become Section 4; seconded by Ms. Anderson.

Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	No
Ms. Anderson	No

Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes

There being no additional questions or comments, Ms. Anderson moved it be approved, as amended; seconded by Ms. Houk.

Mr. Dew	Yes
Ms. Burroughs	No
Ms. Anderson	No
Mr. Sigrist	No
Ms. Houk	Yes
Mr. Holt	No
Mr. Berry	No

- Ordinance C-05-24 (Amend Various Sections of Chapter 521 and 903 of the Codified Ordinances to Prohibit Vaping in Public Buildings and Parks) was given its first reading. Second reading and public hearing will be held on February 20, 2024.

The Chair recognized Mr. Sigrist, Chair of Finance, for discussion and voting under said Committee.

- Ordinance C-06-24 (Amend Various Sections of Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on February 20, 2024.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

- Mayor Stage commented that if Council feels so strongly about marijuana, he suggested one of them putting forward legislation to rescind the medical marijuana statutes. He then submitted the Monthly Mayor's Report and Ms. Houk moved to accept same; seconded by Ms. Burroughs.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

- After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:53 p.m.

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council